

**GENERAL APPLICATION FORM**

Edited 2/13/17

Project Name:	Village at Cottonwood Creek	Existing Zone:	C6 AO	Acreage:	Estimated 19.9
Site Address:	7629 Country Lane	Direction from Nearest Street Intersection:	Woodmen and Powers		
Tax Schedule Number(s):	5306306006, 5306306007, 5306306008, 5306309001, 6320101011				

**TYPE OF PLAN(S)** - Check all that apply. Note: MJ=Major Amendment; MN=Minor Amendment; MM=Minor Modification

<input type="checkbox"/> 2020 Land Use Map Amendment	<input type="checkbox"/> PUD Concept Plan	<input type="radio"/> New	<input type="radio"/> MJ	<input type="radio"/> MN	<input type="radio"/> MM
<input type="checkbox"/> Administrative Relief	<input type="checkbox"/> PUD Development Plan	<input type="radio"/> New	<input type="radio"/> MJ	<input type="radio"/> MN	<input type="radio"/> MM
<input type="checkbox"/> Amendment to Plat Restriction	<input type="checkbox"/> PUD Zone Change				
<input type="checkbox"/> Annexation	<input type="checkbox"/> Street Name Change				
<input type="checkbox"/> Building Permit to Unplatted Land	<input checked="" type="checkbox"/> Subdivision Plat	<input type="radio"/> Prelim	<input type="radio"/> Prelim & Final	<input checked="" type="radio"/> Final	
<input type="checkbox"/> Building Permit Prior to Platting	<input type="checkbox"/> Subdivision Waiver	<input type="radio"/> Design	<input type="radio"/> Process		
<input type="checkbox"/> CMRS No. <input type="radio"/> 1 <input type="radio"/> 2 <input type="radio"/> 3	<input type="checkbox"/> Use Variance	<input type="radio"/> New	<input type="radio"/> MJ	<input type="radio"/> MN	<input type="radio"/> MM
<input checked="" type="checkbox"/> Concept Plan	<input checked="" type="checkbox"/> Vacation of Plat				
<input type="checkbox"/> Conditional Use	<input checked="" type="checkbox"/> Vacation of Public Right-of-Way				
<input type="checkbox"/> Development Agreement	<input type="checkbox"/> Waiver of Replat				
<input checked="" type="checkbox"/> Development Plan	<input checked="" type="checkbox"/> Zone Change; Proposed Zone: _____				
<input type="checkbox"/> Historic Preservation	<input type="radio"/> Re-roof	<input type="radio"/> Hearing Request			
<input type="checkbox"/> Landscape Plan	<input type="radio"/> Preliminary	<input type="radio"/> Final	<input type="radio"/> Irrigation		
<input checked="" type="checkbox"/> Master Plan	<input type="radio"/> New	<input checked="" type="radio"/> MJ	<input type="radio"/> MN	<input type="radio"/> MM	
<input type="checkbox"/> Nonuse Variance	<input type="checkbox"/> FBZ Development Plan	<input type="radio"/> New	<input type="radio"/> MJ	<input type="radio"/> MN	<input type="radio"/> MM
<input type="checkbox"/> Preservation Easement Adjustment	<input type="checkbox"/> FBZ Conditional Use	<input type="radio"/> New	<input type="radio"/> MJ	<input type="radio"/> MN	<input type="radio"/> MM
<input type="checkbox"/> Property Boundary Adjustment	<input type="checkbox"/> FBZ Interim Use Plan				
	<input type="checkbox"/> FBZ Minor Improvement Plan				
	<input type="checkbox"/> FBZ Warrant				

**PROPERTY OWNER AND/OR APPLICANT/CONSULTANT ACKNOWLEDGEMENT OF RESPONSIBILITIES:**

The signature(s) hereby certify that the statements made by myself and constituting part of this application are true and correct. I am fully aware that any misrepresentation of any information on this application may be grounds for denial of this application. I agree that if this request is approved, it is issued on the representations made in this submittal, and any approval or subsequently issued building permit(s) or other type of permit(s) may be revoked without notice if there is a breach of representations or conditions of approval. The applicant/owner by his or her signature understands and agrees that he or she is responsible for the completion of all on-site and off-site improvements as shown and approved on the final plan (including landscaping, paving, lighting, etc.) prior to receiving a Certificate of Occupancy.

☐ I, as the property owner, wish to receive copies of all correspondence regarding this project.

See Attached

Signature of Property Owner

Date

Signature of Applicant/Consultant

Date

**CONTACT INFORMATION (please print or type)**

Applicant/Consultant:	Cory Rutz and others	Contact Name:	Cory Rutz		
Address:	950 Seventeenth St. Suite 1600	City:	Denver	Phone:	(303) 575-7531
State:	CO	Zip Code:	80202	E-Mail:	crutz@ottenjohnson.com
Property Owner:	See Attached	Phone:			
Address:		City:			
State:		Zip Code:		E-Mail:	

**PLANNER AUTHORIZATION: (CITY USE ONLY)**☒ Checklists ☒ Distribution Form ☒ Project BlurbInitial Review Level: ☐ AR ☒ CPC ☐ DRB ☐ HPPayment \$ \_\_\_\_\_ Assigned to: Chelsea Stromberg Date: \_\_\_\_\_Receipt No.: \_\_\_\_\_ City File No: CPC PUD 22-00050

## SIGNATURES PAGE TO LAND USE APPLICATION FORM

### Parcel B:

Tax Schedule Number: 6320101011

Legal Description: LOT 15 UNIVERSITY HEIGHTS FIL NO 1 CO SPGS

Owner: Kathleen Anne Nickerson

Phone: N/A

Address: 5450 Creighton Court

City: Colorado Springs

State: Colorado


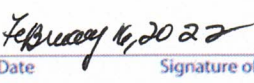
Zip: 80918-8158

E-mail: wigkat3838@gmail.com

#### **PROPERTY OWNER AND/OR APPLICANT/CONSULTANT ACKNOWLEDGEMENT OF RESPONSIBILITIES:**

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Signature of Property Owner	Date	Signature of Applicant/Consultant	Date

## SIGNATURES PAGE TO LAND USE APPLICATION FORM

### Parcel A:

Tax Schedule Number: 5306306008

Legal Description: LOT 8 WESTVIEW ESTATES, TOG W/VAC COUNTRY LN ADJ BY  
REC 212064803

Owner: James S. Samuels and Coral A. Samuels

Phone: N/A

Address: 7729 Rustic Ln.

City: Colorado Springs

State: Colorado

Zip: 80924-5224

E-mail: N/A

#### **PROPERTY OWNER AND/OR APPLICANT/CONSULTANT ACKNOWLEDGEMENT OF RESPONSIBILITIES:**

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*Coral A Samuels*      02/09/2022

*James S Samuels*      02/09/2022

Signature of Property Owner

Date

Signature of Applicant/Consultant

Date

**Authorization to Process  
Land Use Applications  
(Village at Cottonwood Creek)**

The undersigned ("Owners") hereby authorize Aspirant Partners, LLC, their consultants and assigns (collectively "Aspirant"), to execute, submit and process the following land use applications for real property at 7629 Country Lane, legally described on Exhibit A hereto (the "Property") with the City of Colorado Springs:

- Concept Plan;
- Development Plan;
- Master Plan;
- Subdivision Plat;
- Vacation of Plat;
- Vacation of Public Right-of-Way; and
- Zone Change

Collectively, the "Applications."

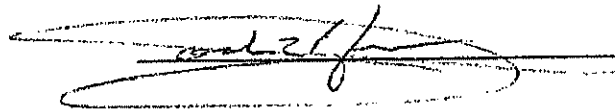
This authorization is given on the condition and with the strict understanding that none of the Applications shall become final and binding on, nor recorded against, the Property until such time as Aspirant becomes the fee owner of the Property.

We, as the Owners, wish to receive copies of all correspondence regarding this project.

"Owners"

2-15-22

Date

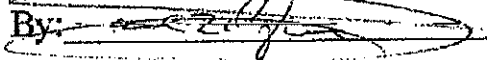


Jack L. Pfof, Individually

Chelser RE, LLC

2-15-22

Date

By: 

Jack L. Pfof, Manager

TPD RE, LLC

2-15-22

Date

By: 

Jack L. Pfof, Manager

Exhibit A**Parcel C:**Tax Schedule Number: 5306306006Legal Description: LOT 4, EX THAT PT PLATTED TO TUTT  
BLVD FIL NO 4 WESTVIEW ESTATES, TOG W/VAC  
COUNTRY LN ADJ BY REC #212064803Owner: Jack L. Pfof; Chelser RE, LLC (Attn: Jack Pfof); TDP  
RE, LLC (Attn: Jack Pfof)Phone: N/AAddress: 15990 County Road 12City: RushState: ColoradoZip: 80833E-mail: jlpfof@hotmail.com**Parcel D:**Tax Schedule Number: 5306306007Legal Description: LOT 5 WESTVIEW ESTATES, EX THAT  
PT TO STATE DESC BY REC #204127857 & TOG W/VAC  
COUNTRY LN ADJ BY REC #212064803Owner: Jack L. Pfof; Chelser RE, LLC (Attn: Jack Pfof); TDP  
RE, LLC (Attn: Jack Pfof)Phone: N/AAddress: 15990 County Road 12City: RushState: ColoradoZip: 80833E-mail: jlpfof@hotmail.com**Parcel E:**Tax Schedule Number: 5306309001Legal Description: LOT 1 WESTVIEW ESTATES EX THE  
NLY 80.12 FT & THE SLY PT TO HWY, TOG W/LOT 2  
WESTVIEW ESTATES EX THE NLY 80.12FT & THE SLY PT  
TO HWY EX THAT PT CONV TO STATE BY REC  
#204127857 TOG W/VAC COUNTRY LN ADJ TO LOTS 1 &  
2 BY REC #212064803

Owner: Jack L. Pfost; Chelser RE, LLC (Attn: Jack Pfost); TDP  
RE, LLC (Attn: Jack Pfost)

Phone: N/A

Address: 15990 County Road 12

City: Rush

State: Colorado

Zip: 80833

E-mail: [jlpfost@hotmail.com](mailto:jlpfost@hotmail.com)

Page 1 of 2



# DEVELOPMENT PLAN, CONDITIONAL USE AND USE VARIANCE SUBMITTAL CHECKLIST

**SUBMITTAL CHECKLIST:** This checklist is intended to assist in preparing a complete plan that will address all City development standards, requirements, and review criteria. The following information must be included with the plan submittal. If justified, the City may exempt any requirement. *The Land Use Review Division may require additional information in accordance with City Code section 7.5.202.B.*

Applicant	Planner
<input type="checkbox"/> <a href="#">General Development Application Form</a>	<input type="checkbox"/>
<input type="checkbox"/> 1 copy of a <b>Project Statement</b> containing the following information:	<input type="checkbox"/>
1. Description: Describe the project and/or land uses proposed;	
2. Justification: Justify the approval of the project and address the review criteria listed at the end of this checklist; &	
3. Issues: Explain how the issues identified during the pre-application process have been addressed or mitigated.	
<input type="checkbox"/> 1 copy of a <b>Development Plan</b> showing all "Plan Contents" below	<input type="checkbox"/>
<input type="checkbox"/> <a href="#">Mineral Estate Owner Notification Certification Affidavit</a> (Public Hearing Items ONLY)	<input type="checkbox"/>
<input type="checkbox"/> All plans, documents, and reports uploaded to <b>Dropbox folder</b> (Planner to send folder invite link through email)	<input type="checkbox"/>

**Reports and Studies** Requirement for each report is determined at the pre-application meeting or LDTC meeting. All reports to be provided in electronic form via Dropbox link from planner.

[Geologic Hazard Report](#)

[Drainage Reports](#)

[Traffic Impact Analysis](#)

Submittal of the [Hydraulic Grade Line \(HGL\) Request Form](#) to Colorado Springs Utilities (CSU)

Email completed form and map to [waterplanning@csu.org](mailto:waterplanning@csu.org) or fax to 719-668-5651 prior to application submittal.

Submittal of the [Wastewater Facilities Master Report](#) to Colorado Springs Utilities (CSU)

Email completed form and map to [wwmasterplansubmit@csu.org](mailto:wwmasterplansubmit@csu.org) prior to application submittal.

**PLAN CONTENTS:** All plans should be neat, clear, legible and drawn to a standard Engineer's scale. Inaccurate, incomplete, and poorly drawn plans may be rejected. Plans must not exceed 24 in. x 36 in. and should be folded no larger than 9 in. x 14 in. with the lower right-hand corner exposed.

Each **Plan Sheet** should show the following information:

<input type="checkbox"/> Development Plan name	<input type="checkbox"/>
<input type="checkbox"/> City File Number	<input type="checkbox"/>
<input type="checkbox"/> Sheet number (i.e. 1 of X, 2 of X, etc.)	<input type="checkbox"/>
<input type="checkbox"/> North arrow	<input type="checkbox"/>
<input type="checkbox"/> Scale, both written and graphic	<input type="checkbox"/>
<input type="checkbox"/> Space for City stamp in the bottom right corner	<input type="checkbox"/>

Provide the following information on the **Cover Sheet**:

<input type="checkbox"/> Vicinity Map	<input type="checkbox"/>
<input type="checkbox"/> Sheet Index Map (for multiple sheets)	<input type="checkbox"/>
<input type="checkbox"/> Project name and description	<input type="checkbox"/>
<input type="checkbox"/> Owner, Developer, and Applicant name	<input type="checkbox"/>
<input type="checkbox"/> Date of preparation	<input type="checkbox"/>
<input type="checkbox"/> Total development plan area in acres or square feet	<input type="checkbox"/>
<input type="checkbox"/> Legal description	<input type="checkbox"/>

**PLAN CONTENTS:** *continued from previous page*

Applicant	Planner
<input type="checkbox"/> Site address, if known	<input type="checkbox"/>
<input type="checkbox"/> Tax Schedule Number	<input type="checkbox"/>
<input type="checkbox"/> Name of master plan and City File Number (if applicable)	<input type="checkbox"/>
<input type="checkbox"/> Name of concept plan and City File Number (if applicable)	<input type="checkbox"/>
<input type="checkbox"/> FEMA floodplain statement including community map number and date. Indicate whether the site is or is not located within a designated floodplain.	<input type="checkbox"/>
<input type="checkbox"/> Proposed land uses and buildings with respective footprint and gross square footage and/or acreage	<input type="checkbox"/>
<input type="checkbox"/> Notes describing any existing or proposed easements permitting the use of property by others	<input type="checkbox"/>
<input type="checkbox"/> Parking information: Indicate the City Code formula used for the total number of parking spaces, the number of compact spaces, and the number of handicapped spaces both required and provided.	<input type="checkbox"/>
<input type="checkbox"/> Zone district and any applicable conditions of record with City Ordinance number	<input type="checkbox"/>
<input type="checkbox"/> Notes describing additional standards for specific uses (if applicable)	<input type="checkbox"/>
<input type="checkbox"/> Notes describing any approved variances which apply to the property, including City file number and approval date	<input type="checkbox"/>
<input type="checkbox"/> Notes describing the project's inclusion within a special district, improvement incorporation and/or its subjectivity to a development agreement (if applicable)	<input type="checkbox"/>
<input type="checkbox"/> Notes describing the use, ownership and maintenance of common areas, tracts, no-build and/or preservation areas and easements (if applicable)	<input type="checkbox"/>
<input type="checkbox"/> Geologic Hazard Study disclosure statement (if applicable): "This property is subject to the findings summary and conclusions of a Geologic Hazard Report prepared by _____ dated _____, which identified the following specific geologic hazard on the property: _____. A copy of said report has been placed within file # _____ or within the subdivision file _____ of the City of Colorado Springs Planning and Development Team. Contact the Planning and Development Team, 30 South Nevada Avenue, Suite 105, Colorado Springs, CO, if you would like to review said report."	<input type="checkbox"/>
<input type="checkbox"/> If within an airport overlay, the following note must be added: "An aviation easement effecting the subject property and development is therein established by the " <i>Subdivision Plat Name</i> " subdivision plat. This easement is subject to the terms and conditions as specified in the instrument recorded under reception no. 217069667 of the records of El Paso County, Colorado."	<input type="checkbox"/>
<input type="checkbox"/> Approximate schedule of development	<input type="checkbox"/>
<input type="checkbox"/> <u>Public Facilities</u> - A note shall be placed on the site plan making reference to the public facilities requirements for the installation and construction and/or contributions.	<input type="checkbox"/>
<input type="checkbox"/> <u>PUD Projects</u> : indicated the City ordinance number and approved land use types, maximum building heights and the intensity or density of development.	<input type="checkbox"/>
<input type="checkbox"/> <u>Residential Projects</u> : indicate the potential housing types and the number of lots and/or units, maximum density range, minimum lot area and width, minimum front, side and rear setbacks, maximum building height, and maximum lot coverage. Indicate the average lot size for DFOZ overlay and small lot PUD projects.	<input type="checkbox"/>
<input type="checkbox"/> <u>Non-residential Projects</u> : Indicate the potential land use types and approximate site area and building use, floor area, minimum lot area and width, minimum front, side and rear setbacks, building height and percent of lot coverage. Indicate the total percent of site covered with both structures and impervious surfaces.	<input type="checkbox"/>

The following categories explain the **graphic components** required. The information may be shown on multiple sheets.

**LAND USE:**

<input type="checkbox"/> City boundaries (when the development plan area is adjacent to a city boundary)	<input type="checkbox"/>
<input type="checkbox"/> Property boundaries and dimensions	<input type="checkbox"/>
<input type="checkbox"/> Existing and proposed lots and tract lines, with dimensions	<input type="checkbox"/>
<input type="checkbox"/> Existing and proposed land uses within the property boundaries. Include area, dimensions, and densities (if applicable).	<input type="checkbox"/>
<input type="checkbox"/> Existing and proposed zone district boundaries	<input type="checkbox"/>
<input type="checkbox"/> Existing and proposed public or private open space and common areas. Provide sizes and dimensions.	<input type="checkbox"/>



**PLAN CONTENTS:** *continued from previous page.*

Applicant Planner

- |   |                          |
|---|--------------------------|
| <input type="checkbox"/> Existing streams and other natural features as shown in the approved Land Suitability Analysis. Show preservation easements and/or protection areas. | <input type="checkbox"/> |
| <input type="checkbox"/> Existing historic sites and resources  | <input type="checkbox"/> |
| <input type="checkbox"/> Existing and proposed topography at two-foot maximum contour intervals   | <input type="checkbox"/> |
| <input type="checkbox"/> Show existing and proposed easements, indicating dimensions, use and maintenance information   | <input type="checkbox"/> |
| <input type="checkbox"/> Location and dimensions of building and landscape setbacks and buffers   | <input type="checkbox"/> |
| <input type="checkbox"/> Subdivision name labels for all lots adjacent to the site  | <input type="checkbox"/> |
| <input type="checkbox"/> Show the locations of any water quality features   | <input type="checkbox"/> |

**STREETS & ALLEYS:**

- |   |                          |
|---|--------------------------|
| <input type="checkbox"/> Existing and proposed streets, intersections, street names, classifications with the exact location and widths of right-of-ways and pavement types, curb types and other street improvements | <input type="checkbox"/> |
| <input type="checkbox"/> Identify all streets as "public" or "private"  | <input type="checkbox"/> |
| <input type="checkbox"/> Show and label all access points to the property from adjacent streets and alleys  | <input type="checkbox"/> |
| <input type="checkbox"/> Show and label all speed line of sight visibility areas at all street intersections  | <input type="checkbox"/> |
| <input type="checkbox"/> All existing and proposed medians, traffic islands, traffic control devices, and roundabouts. Provide dimensions and size and identify maintenance responsibilities                          | <input type="checkbox"/> |
| <input type="checkbox"/> Show all existing and proposed acceleration and deceleration lanes, including dimensions, length and width   | <input type="checkbox"/> |
| <input type="checkbox"/> Show any existing or proposed encroachments into the public right-of-way that require a <a href="#">Revocable Permit</a>   | <input type="checkbox"/> |
| <input type="checkbox"/> Provide typical cross-sections for all proposed streets and alleys   | <input type="checkbox"/> |

**SIDEWALKS & TRAILS:**

- |   |                          |
|---|--------------------------|
| <input type="checkbox"/> Show all existing and proposed locations, dimensions and surface materials of all sidewalks, trail and bicycle pathways. Note the condition of these facilities. | <input type="checkbox"/> |
| <input type="checkbox"/> Show pedestrian ramps at all pedestrian crossings, at all intersections with reference made to City standard type  | <input type="checkbox"/> |
| <input type="checkbox"/> Show any and all sidewalks connecting building entries to exterior and public sidewalks  | <input type="checkbox"/> |
| <input type="checkbox"/> Show and label existing and proposed public improvement easements for sidewalks and pedestrian ramps outside of dedicated right-of-way areas                     | <input type="checkbox"/> |
| <input type="checkbox"/> For detached sidewalks, show the distance from the back of curb to the edge of sidewalk  | <input type="checkbox"/> |
| <input type="checkbox"/> If applicable, show the size and location and provide a detail of bicycle storage/parking racks  | <input type="checkbox"/> |

**INTERNAL TRAFFIC CIRCULATION, DRIVEWAYS, AISLES, & FIRE LANES:**

- |   |                          |
|---|--------------------------|
| <input type="checkbox"/> Provide location, grade, dimensions and pavement material for all access travel-ways including driveways, drive aisles, fire lanes, curb cuts, and intersections. Call out City standard details if within City right-of-way or easements. | <input type="checkbox"/> |
| <input type="checkbox"/> Show and label any access easements, existing or proposed  | <input type="checkbox"/> |
| <input type="checkbox"/> Show the location and dimensions of all loading and maneuvering areas and stacking lanes. Provide pavement type, as well.  | <input type="checkbox"/> |
| <input type="checkbox"/> Identify location and type of any curbs and/or sides of roadways and extents thereof to be marked as fire lane(s)  | <input type="checkbox"/> |
| <input type="checkbox"/> For residential projects, indicate the minimum length of driveways from garage door to property line and to back of sidewalk   | <input type="checkbox"/> |
| <input type="checkbox"/> Show any noise mitigation methods (i.e. sound barrier walls, etc.), if applicable  | <input type="checkbox"/> |

**PARKING LOTS, AREAS, & SPACES:**

- |  |                          |
|--|--------------------------|
| <input type="checkbox"/> Location and dimensions of parking lots/areas and drive aisles. Indicate pavement material.     | <input type="checkbox"/> |
| <input type="checkbox"/> Location and number of all regular, compact, and handicapped spaces and access aisles.          | <input type="checkbox"/> |
| <input type="checkbox"/> Provide a typical or detail with dimensions of typical regular and compact parking spaces types | <input type="checkbox"/> |

Applicant	Planner
<input type="checkbox"/> Provide a detail with dimensions of typical handicap parking spaces, side aisles, ramp design and location, and signage	<input type="checkbox"/>
<input type="checkbox"/> Indicate the type of curbs and provide details for the perimeter enclosure for parking areas and landscape islands	<input type="checkbox"/>

**ADA SITE ACCESSIBILITY:**

- |   |                          |
|---|--------------------------|
| <input type="checkbox"/> Provide ADA accessible route from public right-of-way with clear identification of the corridor<br><b>(Note: 60% of all public entrances must meet the ADA Standards 206.4.1)</b>      | <input type="checkbox"/> |
| <input type="checkbox"/> Provide ADA accessible parking stalls (location and quantity with adjacent aisles and signage. Include clear identification of ADA route from stalls to designated ADA building entry) | <input type="checkbox"/> |
| <input type="checkbox"/> Provide ADA accessible ramps along all ADA accessible corridors  | <input type="checkbox"/> |

Provide ADA Design Professional Standards notes on plan, per below:

- |   |                          |
|---|--------------------------|
| <input type="checkbox"/> The parties responsible for this plan have familiarized themselves with all current accessibility criteria and specifications and the proposed plan reflects all site elements required by the applicable ADA design standards and guidelines as published by the United States Department of Justice. Approval of this plan by the City of Colorado Springs does not assure compliance with the ADA or any other Federal or State accessibility laws or any regulations or guidelines enacted or promulgated under or with respect to such laws. Sole responsibility for compliance with Federal and State accessibility laws lies with the property owner. | <input type="checkbox"/> |
|---|--------------------------|

**BUILDINGS & STRUCTURES:**

- |  |                          |
|--|--------------------------|
| <input type="checkbox"/> Indicate the use for all buildings  | <input type="checkbox"/> |
| <input type="checkbox"/> Show the exact location, dimensions, footprint, size and height of buildings  | <input type="checkbox"/> |
| <input type="checkbox"/> Show the exact distance to the closest property line(s)   | <input type="checkbox"/> |
| <input type="checkbox"/> Location and type for all freestanding and low-profile signs  | <input type="checkbox"/> |
| <input type="checkbox"/> Location, type, materials, size and height with detailed exhibits for all fences, retaining walls and sound barrier walls | <input type="checkbox"/> |
| <input type="checkbox"/> Location, type, materials, size and height with detailed exhibit for all trash enclosures                                 | <input type="checkbox"/> |

**BUILDING ELEVATION DRAWINGS:**

- |   |                          |
|---|--------------------------|
| <input type="checkbox"/> Show all sides of the building, indicating height, scale, design, materials, and colors. <i>Note: The purpose for reviewing building elevations during development plan review is to ensure compatibility between the proposed structures and the surrounding properties. It is understood that the proposed building design will evolve and may not be finalized until time of building permit. At that time, the City will review the elevations for substantial compliance. Major changes may be considered administratively.</i> | <input type="checkbox"/> |
|---|--------------------------|

**SITE LIGHTING:**

- |  |                          |
|--|--------------------------|
| <input type="checkbox"/> Location of all site exterior light fixtures including freestanding and those attached to a building if known (if attached to a building, show also on the elevation drawings)  | <input type="checkbox"/> |
| <input type="checkbox"/> Indicate the type of light (e.g. metal halide)  | <input type="checkbox"/> |
| <input type="checkbox"/> Ensure all lighting is full cut-off and provide a detail of each light with mounting or pole height details, wattage and lumens of each fixture   | <input type="checkbox"/> |
| <input type="checkbox"/> Show the type and location of existing and proposed street-lights, if this information is available   | <input type="checkbox"/> |
| <input type="checkbox"/> A photometric plan may be required for certain uses that are adjacent to other less intensive uses, uses that are often extensively lit, such as gas canopies, convenience food stores, and auto sales. This plan will be required on a case by case basis, and the planner will notify the applicant as early in the process as possible | <input type="checkbox"/> |
| <input type="checkbox"/> If no exterior lights are proposed, then a note shall be added to specifically state that no site lighting will be provided for the project   | <input type="checkbox"/> |

**PHASING PLAN:**

- |  |                          |
|--|--------------------------|
| <input type="checkbox"/> Phase area boundaries and sequence  | <input type="checkbox"/> |
| <input type="checkbox"/> Provide phase timing and sequencing information for the construction of the project and the construction and installation of public utilities, facilities, and site improvements for each phase area. | <input type="checkbox"/> |
| <input type="checkbox"/> Show barriers at edges of each phase to prevent vehicles from entering and parking on unpaved areas (if applicable)   | <input type="checkbox"/> |

## **ADDITIONAL PLAN COMPONENTS:**

Applicant	Planner
<input type="checkbox"/> <b>Preliminary Grading Plan</b>	<input type="checkbox"/>
<input type="checkbox"/> <b>Preliminary Utility and Public Facility Plan</b>	<input type="checkbox"/>
<input type="checkbox"/> <b>Preliminary</b> or <b>Final Landscape Plan</b>	<input type="checkbox"/>
<input type="checkbox"/> <b>Coordinated Sign Plan (CSP)</b>	<input type="checkbox"/>
<input type="checkbox"/> <b>Hillside</b> or <b>Streamside Compliance Plan</b>	<input type="checkbox"/>
<input type="checkbox"/> <b>Land Suitability Analysis</b>	<input type="checkbox"/>

### **Development Plan Review Criteria**

The City will review the development plan using the following criteria. No development plan shall be approved unless the plan complies with all the requirements of the zone district in which it is located, is consistent with the intent and purpose of this Zoning Code and is compatible with the land uses surrounding the site. Alternate and/or additional development plan criteria may be included as a part of an FBZ regulating plan.

1. The details of the use, site design, building location, orientation and exterior building materials are compatible and harmonious with the surrounding neighborhood, buildings and uses, including not-yet-developed uses identified in approved development plans.
2. The development plan substantially complies with any City- adopted plans that are applicable to the site, such as master plans, neighborhood plans, corridor plans, facilities plans, urban renewal plans, or design manuals.
3. The project meets dimensional standards, such as but not limited to, building setbacks, building height and building area set forth in this chapter, or any applicable FBZ or PUD requirement.
4. The project grading, drainage, flood protection, stormwater quality and stormwater mitigation comply with the City's Drainage Criteria Manual and the drainage report prepared for the project on file with the City Engineering Department.
5. The project provides off-street parking as required by this chapter, or a combination of off-street or on-street parking as permitted by this chapter.
6. All parking stalls, drive aisles, loading/unloading areas, and waste removal areas meet the location and dimension standards set forth by this chapter.
7. The project provides landscaped areas, landscape buffers, and landscape materials as set forth in this chapter and the Landscape Design Manual.
8. The project preserves, protects, integrates or mitigates impacts to any identified sensitive or hazardous natural features associated with the site.
9. The building location and site design provide for safe, convenient and ADA-accessible pedestrian, vehicular, bicycle, and applicable transit facilities and circulation.
10. The number, location, dimension and design of driveways to the site substantially comply with the City's Traffic Criteria Manual. To the extent practicable, the project shares driveways and connects to drive aisles of adjoining developments.
11. The project connects to or extends adequate public utilities to the site. As required by Colorado Springs Utilities, the project will extend the utilities to connect to surrounding properties.
12. If necessary to address increased impacts on existing roadways and intersections, the project includes roadway and intersection improvements to provide for safe and efficient movement of multi-modal traffic, pedestrians and emergency vehicles in accordance with the City's Traffic Criteria Manual, public safety needs for ingress and egress and a City accepted traffic impact study, if required, prepared for the project.
13. Significant off-site impacts reasonably anticipated as a result of the project are mitigated or offset to the extent proportional and practicable. Impacts may include, but are not limited to light, odor and noise.

### **CONDITIONAL USE REVIEW CRITERIA**

The Planning Commission may approve and/or modify a conditional use application in whole or in part, with or without conditions, only if all three (3) of the following findings are made:

- A. Surrounding Neighborhood: That the value and qualities of the neighborhood surrounding the conditional use are not substantially injured.
- B. Intent of Zoning Code: That the conditional use is consistent with the intent and purpose of this Zoning Code to promote public health, safety and general welfare.
- C. Comprehensive Plan: That the conditional use is consistent with the Comprehensive Plan of the City.

### **USE VARIANCE REVIEW CRITERIA**

The following criteria must be met in order for a Use Variance to be granted:

1. That there are exceptional or extraordinary circumstances or conditions applicable to the property involved or to the intended use of the property that do not apply generally to the property or class of uses in the same zone so that a denial of the petition would result in undue property loss; and
2. That such variance is necessary for the preservation and enjoyment of a property right of the petitioner; and also,
3. That such variance will not be detrimental to the public welfare or convenience nor injurious to the property or improvements of other owners of property.

March 2, 2022

CORY M. RUTZ  
303 575 7531  
CRUTZ@OTTENJOHNSON.COM

Planning and Development - Land Use Review Division  
City of Colorado Springs  
30 S. Nevada Avenue, Suite 105  
Colorado Springs, Colorado 80903  
Attn: Chelsea Stromberg

Re: Application for a Concept Plan, Development Plan, Major Plan Amendment to an Existing Master Plan, Zone Change, and Final Plat – Village at Cottonwood Creek

Dear Chelsea:

This letter is submitted on behalf of ENFR Management, LLC and its affiliates (“**ENFR**”) in connection with ENFR’s proposed construction of 228 for-rent units comprising a mix of single and duplex buildings, together with related accessory facilities (collectively, the “**Project**”) on certain real property in the City of Colorado Springs, Colorado (the “**City**”), located at the northeast corner of East Woodmen Road and North Powers Boulevard (Highway 21) and consisting of approximately 25.70 acres (the “**Property**”). This cover letter is being submitted on ENFR’s behalf, in connection with its application for a Concept Plan, Development Plan, Major Plan Amendment to an Existing Master Plan, Zone Change, and Final Plat, together with the enclosed submittal materials (collectively, the “**Application Package**”). The purpose of this cover letter is to provide the required Project Statement for each application included within the Application Package.

### **Project Context and Description**

The Property is situated in the northeast quadrant of the North Powers Boulevard (Highway 21) and East Woodmen Road interchange. The Property is bordered by North Powers Boulevard to the west, on land zoned Agricultural and Public Facilities, and currently vacant land to the north, which is zoned Residential. To the east, there are various residential developments zoned Residential and Planned Unit Development (“**PUD**”). The Melody Living Assisted Living and Memory Care, within the PUD zone district, sits just southeast of the Site.

The Project, which is commonly referred to as The Village at Cottonwood Creek, seeks to create a new residential community that will offer for-lease single family units, each with with private outdoor patio

and yard spaces. This gated community, which will be professionally managed and maintained will provide a high-demand housing option complete with luxury amenities. The Village at Cottonwood Creek will offer one, two, and three-bedroom configurations with floor plans ranging from 680 square feet to 1,300 square feet. The two-bedroom and three-bedroom homes within the community will be detached, and the one-bedroom homes will be organized in a duplex-style configuration. The development and concept plans provide for 78 one-bedroom units, 122 two-bedroom units, and 28 three-bedroom units. Every home in the community will be single-story with a modern, open floor plan design, including vaulted ceilings, abundant natural light, and a private outdoor patio and backyard.

The Village at Cottonwood Creek will be designed with a “neighborhood community” theme, where residents can enjoy a friendly neighborhood environment. The homes are arranged in architectural clusters to encourage interaction, while also maintaining personal privacy. This style includes a variety of pitched roofs complementing the architectural style to create enhanced massing, finishes, and textures. The community will offer a high quality of life through ample amenities such as resort-style community pool and spa, barbeque areas, lush green dog park, multiple community open areas for recreational activities, and a stand-alone community center outfitted with a state of the art fitness center and gathering space for community and/or private events. Most importantly, the community management will be responsible for all maintenance of amenities and landscaping including individual patios and backyard areas. Other amenities will include a car wash area, car-charging stations, pet-wash area, trash compactors to minimize refuse container eye-sores, and valet refuse service. Every home will also include a doggy-door access to the backyard along with smart home technology packages (video door bells, keyless entry systems, and remote controlled security and HVAC systems).

Parking throughout the community includes a mix of uncovered, covered, garage, and accessible spaces. Garage structures will be designed to complement the homes – in architectural style and colorization. Storage units available for residents to rent are located at the ends of the garage structures. All parking shade canopies will be painted to complement the project color scheme. The Project contemplates 327 surface parking spaces (of which approximately 192 will be covered spaces, 120 garage spaces, and nine accessible spaces).

Because the units are intended to be offered as for-lease units and will be developed on a single lot, with commonly accessible amenities throughout, the Project constitutes a multi-family dwelling use pursuant to the City’s zoning code (the “**Code**”). The Property is currently zoned General Business (“**C-6**”) pursuant to the Code, which, as discussed at the pre-application meeting, only permits multi-family residential subject to a conditional use permit. As such, and given the uniqueness of the Project as a “horizontal apartment” concept, staff has proposed, and ENFR submits this application, to accommodate the Project by rezoning to a PUD, in accordance with the following and the Application Package.

## **Project Justification**

As set forth in the above description of the Project, ENFR has taken great care to design the Project in a way that considers and reacts to the surrounding environment, and incorporates and addresses feedback

received following the pre-application meeting. In particular, the Project satisfies the various Code requirements for approval of various applications, respectively, as follows:

#### Zone Change Review Criteria

1. The action will not be detrimental to the public interest, health, safety, convenience or general welfare.

The proposed rezoning will change the Property from its current C-6 zone district to a PUD zone district. A zone change was recommended by staff at the pre-application meeting for the Project, because the proposed multi-family use is only conditionally permitted in the existing C-6 zone. The rezoning will support the development of a Project that centers health, privacy, personal amenities, and safety, through a single-family neighborhood feel and lifestyle that is available to those wishing to lease instead of own. The PUD zone serves many purposes, one of which is to encourage flexibility, innovation of design that will improve the quality of physical development over that normally achieved through the application of the City's standard single use zones. The proposed developed is a prime example of just that – a community vision that may not fit within the text of a particular zoning classification within the Code, but will provide a residential experience of private single family home ownership coupled with all the amenities and conveniences of larger multi-family projects.

2. The proposal is consistent with the goals and policies of the Comprehensive Plan.

The Plan COS Vision Map, designates the Property as a Newer Developing Neighborhood (the Woodmen Heights/Dublin North neighborhood), a Vibrant Neighborhoods sub-classification, and being situated near a New/Developing Activity Center location, at the North Powers Boulevard and East Woodmen Road interchange. PlanCOS, 2020, pgs. 17, 33. Additionally, the Project is within walking distance of the St. Francis Medical Center, a Cornerstone Institution within the Thriving Economy Framework. PlanCOS, 2020, pgs. 73.

3. The proposed Project also supports the more general Plan COS policies, as follows:

- Policy VN-2.A: Promote neighborhoods that incorporate common desired neighborhood elements. PlanCOS, 2020, p. 36.

The Project provides “a variety of housing types and sizes” in order to meet “the needs of residents and families through various life stages” by introducing for-lease units of various sizes, with the private amenities of stand-alone dwellings.

- Policy VN-3.E: Encourage and support the integration of mixed-use development in neighborhoods. PlanCOS, 2020, p. 38.

The Project illustrates Strategy VN-3.E-3. by supporting this unique community through “a combination of Zoning Code changes and development review decisions, [which]

encourage and support flexible site and building designs and residential densities that are adaptable to the specific site.”

- Policy UP-1.A: Emphasize placemaking throughout the city with design and programming that supports a distinctive identity and experience. PlanCOS, 2020, p. 55.

The Project brings a unique community design to a developing neighborhood through “privately initiated master plans, concept plans, and Planned Unit Development zoning.” Additionally, the Project will redevelop “land use related to enhancement and support of existing, transitioning, and new activity centers” by providing housing adjacent Regional Employment and Activity Center. Plan COS, p. 52.

- Policy TE-1.C: Leverage the city’s livability as a workforce and economic driver. Plan COS, p. 76.

The Project ensures “an adequate supply of attainable housing” since it is “conveniently located near hubs of employment” like the St. Francis Medical Center. In particular, the proposed rental housing will suit individuals in the medical profession who typically rely on less-permanent housing options depending on the phase of their career.

- Policy TE-4.A: Prioritize development within the existing City boundaries and built environment (not in the periphery). PlanCOS, 2020, p. 80.

The Project “[e]ncourage revitalization and infill” development, by utilizing a mostly vacant site that is currently surrounded by development.

4. Where a master plan exists, the proposal is consistent with such plan or an approved amendment to such plan. Master plans that have been classified as implemented do not have to be amended to be considered consistent with a zone change request.

An amendment to the existing master plan is proposed as part of this Application Package (as detailed below) and the Project will be consistent with such amended plan.

#### Master Plan Major Amendment Review Criteria

##### Land-Use Related

1. The master plan promotes a development pattern characterizing a mix of mutually supportive and integrated residential and nonresidential land uses with a network of interconnected streets and good pedestrian and bicycle connections.

The Master Plan will be amended to allow for the proposed multi-family dwelling use on the Property. Surrounding properties are mostly residential in nature, aside from the commercially zoned property situated across major roadways like East Woodmen Road

and North Powers Boulevard. The Project will ensure continuity in the landscape north of Woodmen Road, while providing nearby commercial uses to residents.

2. Activity centers are designed so they are compatible with, accessible from and serve as a benefit to the surrounding neighborhood or business area. Activity centers also vary in size, intensity, scale and types of uses depending on their function, location and surroundings.

Activity Center, as defined in Code § 7.3.702, is not applicable to the Project.

3. The land use pattern is compatible with existing and proposed adjacent land uses and protects residential neighborhoods from excessive noise and traffic infiltration.

The Project fills a gap in current residential continuity by developing the vacant land for residential use. Any requirements and recommendations will adhere to the Traffic Impact Analysis, which includes the proposed new roadway that will create an intersection with Tutt Boulevard at the northern limits of the site, one of two access points into the site that will disperse traffic.

4. Housing types are distributed so as to provide a choice of densities, types and affordability.

The Project includes 1-, 2-, and 3- bedroom dwellings, as well as the option for single-family or attached dwellings. Therefore, various sizes and affordability levels will be available to future residents.

5. Land use types and location reflect the findings of the environmental analysis pertaining to physical characteristics which may preclude or limit development opportunities.

Staff previously determined that a geologic hazard report is not required with this submittal. The lot is currently vacant with no visible limiting factors for development as planned.

6. Land uses are buffered, where needed, by open space and/or transitions in land use intensity.

The Property is bounded by two major roadways, North Powers Boulevard to the west and East Woodmen Road to the south, which entirely buffer this residential development from adjacent commercial land uses. Additionally, the Project does not closely border the major roadways, but is separated from North Powers Boulevard with an Agricultural zoned parcel and from East Woodmen Road with an Agricultural parcel, as well as strategically located amenities – like the proposed dog park – that further distance homes from major roadways. To the north of the Property, land is zoned residential, maintaining consistency with the Project use. To the east, there are various residential developments



zoned Residential and PUD, as well as the Melody Living Assisted Living and Memory Care, just southeast of the Property. The Assisted Living facility is adequately setback and buffered from the shared boundary of Tutt Boulevard.

7. Land uses conform to the definitions contained in section 7.5.410 of this part.

Proposed land use conforms to the “Residential” definition contained at Code § 7.5.410.V., which includes “detached and attached single-family, two-family, multi-family dwelling units as well as accessory dwelling units, apartments, townhomes, condominiums, mobile homes, manufactured homes, boarding homes and retirement homes.”

#### Public Facilities Related

1. The land use master plan conforms to the most recently adopted Colorado Springs parks, recreation and trails master plan.

The City of Colorado Springs, Park System Master Plan, dated September 23, 2014 (the “**Park Plan**”) is satisfied by the proposed master plan amendment, as follows:

- The Park Plan evaluates whether households meet the walking distance standard based on a half-mile distance, as most people are comfortable walking this distance to reach parks or open spaces within their communities. Park Plan, p. 70. The Property is located 0.4 miles from Cumbre Vista Park.
- As noted in the Park Plan at p. 77, the number of dog parks per City population is below five comparable front-range cities – Denver, Boulder, Westminster, Pueblo, and Fort Collins. The City has an existing level of service for dog parks of one dog park per 74,497 residents, while the average for other Front Range communities evaluated is about one per 42,000 residents. Park Plan, p. 142. The Project will include a new dog park in the southern portion of the Property, contributing to a need identified in the Park Plan.
- The Park Plan expresses a desire to maintain the existing standard of 2.5 acres of neighborhood parks and 3.0 acres of community parks per 1000 people, by utilizing the fee in lieu option. Park Plan, p. 162. The Park Plan notes that developers may choose to build their own parks and create a Special District tax to fund maintenance. At the same time though, smaller developments and infill projects are unlikely candidates for the creation of a special district, as is the case for the Project. Park Plan, p. 163. Therefore, the Project will pay a fee in lieu of land dedication in the amount required by, and as permitted by, Code § 7.7.1204. The Project’s contribution toward park development, by payment of the fee in lieu, is consistent with the Park Plan.

2. Recreational and educational uses are sited and sized to conveniently service the proposed population of the master plan area and the larger community.

The proposed master plan area will include recreational amenities like pedestrian paths, activity nodes throughout the property, outdoor dining and gathering spaces and barbeque grill locations, bocce ball courts, and dog park. . Additionally, ENFR will pay the aforementioned fee in-lieu, based on Code § 7.7.1203

3. The proposed school sites meet the location, function and size needs of the school district.

ENFR will satisfy school site requirements with a fee in-lieu as required by the Code.

4. The land use master plan conforms to the adopted plans and policies of Colorado Springs Utilities.

The Project does not request or require any modifications or variances from the adopted plans and policies of Colorado Springs Utilities. A sewer report and a hydraulic grade response form have been provided for evaluation by the City. Additional details regarding utilities are set forth in the applicable portions of the Application Package.

5. Proposed public facilities are consistent with the strategic network of long range plans.

The Project does not propose the construction of any new public facilities except as noted in the Application Package, all of which are specific to the development of the Project.

6. The master development drainage plan conforms to the applicable drainage basin planning study and the drainage criteria manual.

The Project does not request or require any modifications or variances from the applicable drainage basin planning study and drainage criteria manual. The Drainage Plan details the Project's compliance with the City's Drainage Criteria Manual.

#### Transportation Related

1. The land use master plan is consistent with the adopted intermodal transportation plan. Conformity with the intermodal transportation plan is evidence of compliance with State and local air quality implementation and maintenance plans.

The Project aligns with the objectives of the intermodal transportation plan's livability goals as follows:

- Objective B-2.1. The Project will "protect residential neighborhood integrity by minimizing through traffic within neighborhoods" due to the chosen site, which is bound on most sides by roadways, rather than directly adjacent neighborhoods.

Therefore, no neighborhoods must be crossed through to access the Project. Additionally, the Project will be insulated from through traffic, as it is a gated community.

- Objective B-2.2. The Project will integrate “traffic calming measures where appropriate.” This includes the installation of stop signs in the eastbound direction at Driveway A and Driveway B (as described in the Traffic Impact Analysis).

We are aware that the intermodal transportation plan is undergoing an update, as it is over twenty years old. In addition to the objectives mentioned above, the Project will adhere to recommendations and requirements determined appropriate by the Traffic Impact Analysis submitted with the Application Package.

2. The land use master plan has a logical hierarchy of the arterial and collector streets with an emphasis on the reduction of through traffic in residential neighborhoods and improves connectivity, mobility choices and access to jobs, shopping and recreation.

The Master Plan will be specific to the Project, and will not propose any new arterial or collector streets. The Project is designed with privacy and safety in mind, by implementing gates at the two major access points. Therefore, through traffic is not of concern and residents and guests are caused to slow upon arrival. No surrounding communities must be crossed through to access the proposed development. Additionally, the Project supports pedestrians by, while maintaining privacy, by providing pedestrian gates to enter and exit the Property. The Project will mitigate any adverse impacts to existing arterial and collector streets by adhering to recommendations and requirements of the Traffic Impact Analysis, including all internal roadways, the construction of a new public road off of Tutt Boulevard, on the northern boundary of the Property, as well as the addition of a left turn lane.

3. The design of the streets and multiuse trails minimizes the number of uncontrolled or at grade trail crossings of arterials and collectors.

The Project does not contemplate the crossing of any arterials and collectors.

4. The transportation system is compatible with transit routes and allows for the extension of these routes.

The Project will adhere to recommendations and requirements determined appropriate by the Traffic Impact Analysis, and will be compatible with transit routes.

5. The land use master plan provides opportunities or alternate transportation modes and cost effective provision of transit services to residences and businesses.

The Property is not particularly well served by existing public transportation facilities. Nonetheless, the Project will support alternative transportation opportunities by providing car-charging stations.

6. Anticipated trip generation does not exceed the capacity of existing or proposed major roads. If capacity is expected to be exceeded, necessary improvements will be identified, as will responsibility, if any, of the master plan for the construction and timing for its share of improvements.

The Traffic Impact Analysis determined that the Project is anticipated to generate a total of 105 trips (entering and exiting) during the AM peak hour and 123 trips during the PM peak hour. In the existing condition, all approaches and study intersections operate at acceptable levels of service (LOS B or above) in both the AM and PM peak hour condition. In the 2023 conditions, all approaches and study intersections are expected to operate at acceptable levels of service (LOS B or above) in both the AM and PM peak hour condition with and without traffic from the Project. As noted above, the Project will incorporate the recommendations of improvements to major roads as set forth in the Traffic Impact Analysis.

#### Environmental Related

1. The land use master plan preserves significant natural site features and view corridors. The Colorado Springs open space plan shall be consulted in identifying these features.

The Project does not detract from any currently existing, public open space. According to Colorado Springs SpringsView, the Property does not fall within the Streamside Buffer Overlay, Hillside Overlay, or Historic Preservation Overlay. The previously approved master plan for this Property did not identify any particular areas for open space on the Property, whereas the currently proposed master plan amendment would integrate pockets of park space throughout the Project.

2. The land use master plan minimizes noise impacts on existing and proposed adjacent areas.

The Property is bounded by two major roadways, North Powers Boulevard to the west and Woodmen Road to the south, which entirely buffer this residential development from adjacent commercial land uses. Additionally, the Project does not closely border the major roadways, but is separated from North Powers Boulevard with an Agricultural zoned parcel and from Woodmen Road with an Agricultural parcel, as well as strategically located amenities – like the proposed dog park – that further distance homes from major roadways. To the north of the Property, land is zoned residential, maintaining consistency with the Project use. To the east, there are various residential developments zoned Residential and PUD, as well as the Melody Living Assisted Living and Memory

Care, just southeast of the Property. The Assisted Living facility is adequately setback and buffered from the shared boundary of Tutt Boulevard.

3. The land use master plan utilizes floodplains and drainageways as greenways for multiple uses including conveyance of runoff, wetlands, habitat, trails, recreational uses, utilities and access roads when feasible.

The project will utilize existing watersheds and flow rates. Historical drainage patterns will be maintained.

4. The land use master plan reflects the findings of a preliminary geologic hazard study and provides a range of mitigation techniques for the identified geologic, soil and other constrained natural areas.

Staff previously determined that a geologic hazard report is not required for this submittal.

#### Fiscal Related

1. A fiscal impact analysis and existing infrastructure capacity and service levels are used as a basis for determining impacts attributable to the master plan. City costs related to infrastructure and service levels shall be determined for a ten (10) year time horizon for only the appropriate municipal funds.

Our understanding is that City staff will complete the fiscal impact analysis based on information contained in the Application Package.

2. The fiscal impact analysis demonstrates no adverse impact upon the general community and the phasing of the master plan is consistent with the adopted strategic network of long range plans that identify the infrastructure and service needs for public works, parks, police, and fire services.

Our understanding is that City staff will complete the fiscal impact analysis based on information contained in the Application Package.

3. The cost of on site and off site master plan impacts on public facilities and services is not borne by the general community. In those situations where the master plan impacts are shown to exceed the capacity of existing public facilities and services, the applicant will demonstrate a means of increasing the capacity of the public facilities and services proportionate to the impact generated by the proposed master plan. Mitigation of on site and off site costs may include, but is not limited to, planned expansions to the facilities, amendments to the master plan and/or special agreements related to construction and/or maintenance of infrastructure upgrades and/or service expansions. Any special agreements for mitigation of on site and off site impacts for public improvements, services and maintenance are shown to be workable and supported by financial

assurances. Preexisting and/or anticipated capacity problems not attributable to the master plan shall be identified as part of the master plan review.

The Project will provide desired infill development on a parcel of vacant land. Public facilities are generally available in the area, as it is already surrounded by development. The burden of the Project on public facilities and services is minimal and all on-site, private facilities will be developed by ENFR. Additionally, the Project proposes building a new road on the north side of the Property to provide access to Tutt Boulevard. The new road will be a public road within City right of way, constructed per City standard details. As noted in the Traffic Impact Analysis, the recommended improvements will result in the Property approaches and intersections having a continued acceptable level of service in Year 2023.

4. Special agreements for public improvements and maintenance are shown to be workable and are based on proportional need generated by the master plan.

There are no special agreements for public improvements and maintenance currently applicable to the Project.

5. Any proposed special districts are consistent with policies established by the City Council.

There are no proposed special districts currently applicable to the Project.

*Additional Justification Requirements (per Application)*

1. How is the master plan supported by policies of the City's Comprehensive Plan, adopted City side system plans and other public plans?

This criterion is discussed in detail in item two of the Zone Change Review Criteria, above, as well as compliance with the Park Plan and the intermodal transportation plan in the Public Facilities and Transportation subsections, above.

2. Analyze the public facilities necessitated by the proposed master plan and their impacts on the City's ability to maintain adopted service standards. Public facilities should include major and minor streets, traffic signals, stormwater and drainage facilities, utility facilities, police protection and fire suppression.

Given the Project's infill nature, many of the existing streets, utilities, parks, schools, and similar public facilities are already sufficient to support the Project. As noted in other portions of the Application Package, the recommended improvements to streets, proportional park and school fees, and utility connections are contemplated by the Project and will ensure that the Project does not overburden any existing facilities. Water, sewer, and storm lines will be private.

3. Calculate the park and school dedication requirements, based on City Code Section 7.7.1203.

Our understanding is that City staff will calculate these requirements in accordance with the Code.

#### Concept Plan Review Criteria

1. Will the proposed development have a detrimental effect upon the general health, welfare and safety or convenience of persons residing or working in the neighborhood of the proposed development?

The Project will have no detrimental effects upon the general health, welfare and safety or convenience of its future residents. The Property is currently zoned for C-6, a zone district compatible with daily, frequent use by individuals. The rezoning will allow for daily, frequent use by individuals living on and visiting the Property. Current site plans indicate all required infrastructure for safe vehicular travel, spacing for healthy air flow, management of stormwater, and recreation areas. Additionally, the Project will provide an additional housing opportunity to the Colorado Springs community.

2. Will the proposed density, types of land uses and range of square footages permit adequate light and air both on and off the site?

ENFR has ensured, through site plan preparation and aerial renderings, that the Project will mirror a spacious, well organized single-family community. Each single-family or duplex dwelling is accompanied by private green spaces, medians are complete with landscaping, and car-free pedestrian paths and walkways exist throughout.

3. Are the permitted uses, bulk requirements and required landscaping appropriate to the type of development, the neighborhood and the community?

The permitted use, multi-family dwelling, is appropriately situated on the Property, which sits west of current residential community and south of residential zoned land. The Project will have the look and feel of a combined single-family/duplex neighborhood, boasting landscaped lawns, proper spacing between structures, pedestrian paths, as well as community amenities. Details on landscaping are more particularly set forth on the Landscaping Plan.

4. Are the proposed ingress/egress points, traffic circulation, parking areas, loading and service areas and pedestrian areas designed to promote safety, convenience and ease of traffic flow and pedestrian movement both on and off the site?

The Project is designed with privacy and safety in mind, by implementing gates at the two major access points. Therefore, through traffic is not of concern and residents and guests are caused to slow upon arrival. No surrounding communities must be crossed through to access the proposed

development. Additionally, the Project supports pedestrians by, while maintaining privacy, by providing pedestrian gates to enter and exit the Property. The private drive aisles will provide circulation throughout the site with ADA access to site amenities. The Project will mitigate any adverse impacts to existing arterial and collector streets by adhering to recommendations and requirements of the Traffic Impact Analysis, including all internal roadways, the construction of a new public road off of Tutt Boulevard, on the northern boundary of the Property, as well as the addition of a left turn lane.

The Project will include 120 garage parking and 327 surface parking spaces to serve the 228 dwelling units. The Project will adhere to capacity and flow recommendations and requirements determined appropriate by the Traffic Impact Analysis. Additional detail regarding the flow of traffic and parking areas is provided in the applicable plans included in the Application Package.

5. Will the proposed development overburden the capacities of existing streets, utilities, parks, schools and other public facilities?

Given the Project's infill nature, many of the existing streets, utilities, parks, schools, and similar public facilities are already sufficient to support the Project. As noted in other portions of the Application Package, the recommended improvements to streets, proportional park and school fees, and utility connections are contemplated by the Project and will ensure that the Project does not overburden any existing facilities.

6. Does the proposed development promote the stabilization and preservation of the existing properties in adjacent areas and surrounding residential neighborhoods?

The Project adds to the continuity of the surrounding area's residential landscape. More significant though, the Project will provide a new housing option for individuals and families who seek out a rental option that has the privacy and community of a more traditional single-family home community. Adding this options promotes stability by diversifying the surrounding residential character and making it more accessible for current and future residents.

7. Does the concept plan show how any potentially detrimental use to use relationships (e.g., commercial use adjacent to single- family homes) will be mitigated? Does the development provide a gradual transition between uses of differing intensities?

The Property is bounded by two major roadways, North Powers Boulevard to the west and Woodmen Road to the south, which entirely buffer this residential development from adjacent commercial land uses. Additionally, the Project does not closely border the major roadways, but is separated from North Powers Boulevard with an Agricultural zoned parcel and from Woodmen Road with an Agricultural parcel, as well as strategically located amenities – like the proposed dog park – that further distance homes from major roadways. To the north of the Property, land is zoned residential, maintaining consistency with the Project use. To the east, there are various residential developments zoned Residential and PUD, as well as the Melody Living Assisted



Living and Memory Care, just southeast of the Property. The Assisted Living facility is adequately setback and buffered from the shared boundary of Tutt Boulevard.

8. Is the proposed concept plan in conformance with all requirements of this Zoning Code, the Subdivision Code and with all applicable elements of the Comprehensive Plan?

As noted above, the Property will undergo a rezoning to the PUD zone district and not deviate from the procedure and established zone standards at that time. The Property will not be further subdivided, since the Project is intended to function under a common-lot ownership structure.

The Project's consistency with the City's Comprehensive is discussed in more detail above.

#### Development Plan Review Criteria

1. The details of the use, site design, building location, orientation and exterior building materials are compatible and harmonious with the surrounding neighborhood, buildings and uses, including not-yet-developed uses identified in approved development plans.

Prior to submitting this Submittal Package, the applicant conducted an area analysis to ensure that the use, design, and architecture of the Project would both fit within the surrounding neighborhood, buildings, and uses, as well as with similar developments throughout Colorado Springs.

2. The development plan substantially complies with any City-adopted plans that are applicable to the site, such as master plans, neighborhood plans, corridor plans, facilities plans, urban renewal plans, or design manuals.

This criterion is discussed in detail in item two of the Zone Change Review Criteria, above, as well as compliance with the Park Plan and the intermodal transportation plan in the Public Facilities and Transportation subsections, above. The Property falls within the Plan 6A zone, according to the City's map of neighborhood plan areas, and does not fall within the listed neighborhoods in which a community plan is underway.

We are not aware of additional plans – corridor, urban renewal, or facilities plans applying to the Property or proposed development. The Project does not request or require any modifications or variances from any city-approved design manuals.

3. The project meets dimensional standards, such as but not limited to, building setbacks, building height and building area set forth in this chapter, or any applicable FBZ or PUD requirement.

As noted above, the Property will undergo a rezoning to the PUD zone district. Once rezoned, the Project will comply with all requirements and standards set forth in the approved PUD documents.

4. The project grading, drainage, flood protection, stormwater quality and stormwater mitigation comply with the City's Drainage Criteria Manual and the drainage report prepared for the project on file with the City Engineering Department.

The Drainage Plan illustrates the Project's compliance with the City's Drainage Criteria Manual.

5. The project provides off-street parking as required by this chapter, or a combination of off-street or on-street parking as permitted by this chapter.

Per Colorado Springs 7.4.203, the following parking requirements apply:

- Single-family detached dwelling – 1 space per dwelling unit
- 1-bedroom attached dwelling unit – 1.5 spaces per dwelling unit

The Project contemplates 78 one-bedroom attached dwelling units and 150 single-family detached dwellings. Therefore, a total of 267 parking spaces are required, and the Project will far exceed that standard. The Project provides 120 garage parking and 327 surface parking spaces to serve the 228 dwelling units.

6. All parking stalls, drive aisles, loading/unloading areas, and waste removal areas meet the location and dimension standards set forth by this chapter.

The Project does not request or require any modifications or variances from the applicable standards. Additional detail regarding the location and dimensions are provided in the applicable plans included in the Application Package.

7. The project provides landscaped areas, landscape buffers, and landscape materials as set forth in this chapter and the Landscape Design Manual.

The Project does not request or require any modifications or variances from the Landscape Design Manual standards. Details on landscaping are more particularly set forth on the Landscaping Plan.

8. The project preserves, protects, integrates or mitigates impacts to any identified sensitive or hazardous natural features associated with the site.

A geologic hazard report is not required with this submittal. Staff has not identified any sensitive or hazardous natural features associated with the Property.

9. The building location and site design provide for safe, convenient and ADA-accessible pedestrian, vehicular, bicycle, and applicable transit facilities and circulation.

The Project is designed with privacy and safety in mind, by implementing gates at the two major access points. Therefore, through traffic is not of concern and residents and guests are caused to

slow upon arrival. No surrounding communities must be crossed through to access the proposed development. Additionally, the Project supports pedestrians by, while maintaining privacy, by providing pedestrian gates to enter and exit the Property. The private drive aisles will provide circulation throughout the site with ADA access to site amenities. The Project will mitigate any adverse impacts to existing arterial and collector streets by adhering to recommendations and requirements of the Traffic Impact Analysis, including all internal roadways, the construction of a new public road off of Tutt Boulevard, on the northern boundary of the Property, as well as the addition of a left turn lane.

According to the 2018 Colorado Springs Bike Master Plan, dated December 2017 (the “**Bike Plan**”), the Property abuts a bike lane along Tutt Boulevard. Bike Plan, p. 4. The Bike Plan’s “Vision Network” designates major surrounding roadways as Previously Planned Corridors and designates the Property as a low bicycle priority area on the “Bicycle Priority Areas” map. Bike Plan, p. 21, 26. As such, the Project does not anticipate significant bicycle circulation, but does include storage areas that could accommodate personal bicycles.

10. The number, location, dimension and design of driveways to the site substantially comply with the City's Traffic Criteria Manual. To the extent practicable, the project shares driveways and connects to drive aisles of adjoining developments.

The Project does not request or require any modifications or variances from the City’s Traffic Criteria Manual.

11. The project connects to or extends adequate public utilities to the site. As required by Colorado Springs Utilities, the project will extend the utilities to connect to surrounding properties.

The Project does not request or require any modifications or variances from the Colorado Springs Utilities requirements. Additional detail regarding utilities and drainage facilities is provided in the applicable plans included in the Application Package.

12. If necessary to address increased impacts on existing roadways and intersections, the project includes roadway and intersection improvements to provide for safe and efficient movement of multi-modal traffic, pedestrians and emergency vehicles in accordance with the City's Traffic Criteria Manual, public safety needs for ingress and egress and a City accepted traffic impact study, if required, prepared for the project.

The Project does not request or require any modifications or variances from the City’s Traffic Criteria Manual. Details on traffic impact are more particularly set forth on the Traffic Impact Analysis, which are incorporated into the Project.

13. Significant off-site impacts reasonably anticipated as a result of the project are mitigated or offset to the extent proportional and practicable. Impacts may include, but are not limited to light, odor and noise.

Off-site impacts, like noise from surrounding roadways, will be mitigated or offset by utilizing a site design, which provides adequate buffers from surrounding roadways, complete with landscaping. The dwellings will be designed in a manner that ensures proper access to healthy light and airways within the community, considering the surrounding land uses.

#### Final Plat Review Criteria

1. To promote the health, safety, convenience and general welfare of the citizens of the City.

The final plat will support a Project that centers health, privacy, personal amenities, and safety, through a traditional single-family neighborhood feel and lifestyle that is available to renters. The PUD zone, which ENFR has chosen to rezone the Property to, serves many purposes, one of which is to encourage flexibility, innovation of design that will improve the quality of physical development over that normally achieved through the application of the City's standard single use zones. The proposed developed is a prime example of just that – a community vision that may not fit within the text of the Code, but exemplifies the spirit and aspirations of the Code.

2. To set forth appropriate standards for subdivision design which will:

- (a) Encourage the development of sound, economical, stable neighborhoods and create a healthy living environment for the residents of the City, in conformance with the goals and policies of the Comprehensive Plan.

The Project's consistency with the City's Comprehensive is discussed in more detail above. The Project "[e]ncourage revitalization and infill" development, by utilizing a mostly vacant site that is currently surrounded by development.

- (b) Provide for lots of adequate size, configuration and appropriate design for the purpose for which they are to be used and to accommodate the physical features of the site.

The proposed lot sizes will adhere to Colorado Springs Zoning Code requirements, as well as be individually designed for the various proposed dwelling types and sizes.

- (c) Promote design flexibility.

The final plat will illustrate the Project's mix in dwelling sizes, garage and surface parking options, and strategic amenity placement.

- (d) Provide for streets of adequate capacity and with which appropriate improvements will handle anticipated traffic flow.

The final plat adheres to capacity and flow recommendations and requirements determined appropriate by the Traffic Impact Analysis.

- (e) Preserve the significant natural features and environmental quality of the City.

According to Colorado Springs SpringsView, the Property does not fall within the Streamside Buffer Overlay, Hillside Overlay, or Historic Preservation Overlay. The previously approved master plan for this Property did not identify any particular areas for open space on the Property, whereas the currently proposed master plan amendment would integrate pockets of park space throughout the proposed development.

3. To set forth appropriate standards for utilities and services which will:

- (a) Provide an efficient, adequate and economical supply of utilities and services to land proposed for development, in order to assure that governmental costs are minimized to the greatest extent possible.

The Fiscal Impact Analysis to be prepared by City staff will confirm the governmental costs. However, given the Property's infill nature, we anticipate such costs to be minimal with capital costs attributed to the Project, as noted in the Application Package.

- (b) Ensure at the time of subdivision that adequate storm drainage, sewage disposal and other utilities, services and improvements needed as a consequence of subdivision of land are provided.

The Drainage Plan illustrates the Project's compliance with the City's Drainage Criteria Manual.

- (c) Provide for the undergrounding of all public utilities lines up to thirty thousand (30,000) volts except as otherwise provided in section 7.7.805 of this article.

The Project will comply with this requirement. The existing lines on the south side of the site will remain in place. Additional detail regarding public utilities is provided in the applicable plans included in the Application Package.

4. To assure the provision of adequate and safe circulation which will:

- (a) Minimize traffic hazards through means of appropriate street design, and provide for safe and convenient vehicular and pedestrian traffic circulation.

The Project is designed with privacy and safety in mind, by implementing gates at the two major access points. Therefore, through traffic is not of concern and residents and guests are caused to slow upon arrival. No surrounding communities must be crossed through to access the proposed development. Additionally, the Project supports pedestrians by, while maintaining privacy, by providing pedestrian gates to enter and exit the Property. The private drive aisles will provide circulation throughout the site and ADA access to site amenities. The Project will mitigate any adverse impacts to existing arterial and collector streets by adhering to recommendations and requirements of the Traffic Impact Analysis, including all internal roadways, the construction of a new public

road off of Tutt Boulevard, on the northern boundary of the Property, as well as the addition of a left turn lane.

- (b) Provide for adequate vehicular access to abutting properties and the subdivider's remaining holdings.

The Project will adhere to all requirements and recommendations set forth in the Traffic Impact Analysis.

- (c) Assure that street rights of way are provided for in accord with the major thoroughfare plan and the City Engineer design manual.

The Project are not requesting any modifications or variances from the City Engineer design manual.

- (d) Provide for safe and convenient pedestrian access throughout the community.

The Project is designed with privacy and safety in mind, by implementing gates at the two major access points. Therefore, through traffic is not of concern and residents and guests are caused to slow upon arrival. No surrounding communities must be crossed through to access the proposed development. Additionally, the Project supports pedestrians by, while maintaining privacy, by providing pedestrian gates to enter and exit the Property. The Project will mitigate any adverse impacts to existing arterial and collector streets by adhering to recommendations and requirements of the Traffic Impact Analysis, including all internal roadways, the construction of a new public road off of Tutt Boulevard, on the northern boundary of the Property, as well as the addition of a left turn lane.

5. To assure adequate public facilities are provided which will:

- (a) Enhance the coordination of subdivision development with the provision of public facilities such as parks, recreation areas, schools and other types of community facilities.

In addition to the recommended public traffic and roadway improvements, park and school fees in lieu of dedication will be paid in the amount required by the Code.

- (b) Ensure that public facilities are provided in accord with the City's Comprehensive Plan.

In Colorado Springs, the current policy is for the private sector to construct on-site and off-site (adjacent) public facilities. PlanCOS, p. A-30. No additional public facilities are recommended by the City's Comprehensive Plan with respect to the Property. The proposed development will provide on-site amenities, utilities, and infrastructure, as well as the addition of a new public road on the northern boundary of the Property and additional traffic measures as recommend by the Traffic Impact Analysis.

- (c) Provide for adequate law enforcement and fire protection facilities.

Being an infill site at the intersection of two major thoroughfares, the Property will be served by existing law enforcement and fire protection facilities from the City.

6. To ensure the appropriate development of the community through the implementation of the goals and policies of the Comprehensive Plan.

This criterion is discussed in detail in item two of the Zone Change Review Criteria, above.

### **Issues Identified during Pre-Application Meeting**

The only substantive issue identified during the pre-application meeting was the release of CDOT land formerly used as Rustic Lane to be incorporated into the Project. Since the pre-application, ENFR has met with CDOT representatives and commenced the process of acquiring the land. CDOT did not identify any barriers with the release, but its procedural standards require that ENFR own the entirety of the Property prior to the conveyance. As such, ENFR and CDOT hope to run that process parallel with the entitlement process in the City.

We look forward to working with you on the Project. Please feel free to reach out with any questions.

Sincerely,



Cory Rutz  
For the Firm

CMR/dcj

1354752.1

## **VILLAGE AT COTTONWOOD CREEK PUD STANDARDS**

### **1. General Provisions.**

**1.1 Applicability of City Zoning Code.** The standards set forth in this Village at Cottonwood Creek PUD Standards (this “PUD”) shall govern the development of the real property more particularly described herein (the “Property”). In the event that this PUD does not address a particular standard or development requirement, the terms of the Zoning Code of the City of Colorado Springs (“Code”) shall apply. In the event of a conflict between the terms and conditions of the PUD and the terms and conditions of the Code, the terms and conditions of this PUD will control.

**1.2 Severability.** In case one or more provisions contained of this PUD are deemed invalid, illegal or unenforceable in any respect such invalidity, illegality or unenforceability shall not affect any other provisions of this PUD and in such event, this PUD shall be construed as if such invalid, illegal or unenforceable provision had never been contained in this PUD.

**2. Permitted Uses.** The uses allowed in this PUD shall be consistent with the permitted, conditional, and accessory uses permitted in the C-6 (General Business) zone district pursuant to the Code, except that “Multi-family dwelling” uses shall be allowed as Permitted Uses. For purposes of this PUD, the term “Multi-family dwelling” shall specifically include single-family attached and detached structures located within one subdivided lot, together with appropriate accessory uses, including without limitation pool and spa, barbeque areas, dog park, community open areas for recreational activities, community centers (such as fitness center event space), car wash area, car-charging stations, pet-wash area, trash compactors, and uncovered and covered vehicle parking areas.

**3. Development Standards for Multi-Family Dwelling uses.** The following standards shall apply to multi-family dwelling uses within the PUD. Where not expressly noted in this Section 3, the development standards applicable in the C-6 (General Business) zone district pursuant to the Code shall apply.

#### **3.1 Setbacks (Minimum).\***

Front: 6 feet

Side: 6 feet

Rear: 6 feet

Spacing between structures containing dwelling units: 10 feet

\*The following structures are permitted to encroach upon the foregoing setback requirements:



- Air conditioning equipment
- Ramps and other access devices required by the ADA
- Retaining walls
- Architectural Features, including bay windows, overhanging eaves, rear porches, and roof top eaves.

**3.2** Building Height (Maximum).

Dwelling Units: 20 feet

Accessory Structures: 25 feet, other than detached garages, which shall be limited to 16 feet

**3.3** Vehicle Parking Requirements (Minimum).

1.5 spaces per 1 bedroom dwelling unit

2 spaces per 2 bedroom dwelling unit

2.5 spaces per 3 bedroom dwelling unit

NOTE: PUD may provide for any addition development standards which will allow the property to be developed and laid out in accordance with the submitted and final development plans and concept plans.



**PRELIMINARY LANDSCAPE PLAN CHECKLIST**

All submitted plans shall contain the following information. This checklist is provided as informational only and does not need to be submitted with the submittal.

**PROJECT NAME** Village at Cottonwood Creek **FILE #:** \_\_\_\_\_

**APPLICANT**

**PLANNER**

**1. General Submittal and Plan Requirements**

- |          |  |       |
|----------|--|-------|
| <u>X</u> | a. Appendix I: Certification of Professional Qualifications (attach to Application)                          | _____ |
| <u>X</u> | b. Preliminary Landscape Plan Check List (attach to Application)   | _____ |
| <u>X</u> | c. Base Information: North arrow, Vicinity Map, Scales, Street Classifications, All Zoning                   | _____ |
| <u>X</u> | d. Title Block Information: Correct plan title (Preliminary LP, current date(s), file number)                | _____ |
| <u>X</u> | e. Plant Schedule: Appendix G format, plant list, and symbols  | _____ |
| <u>X</u> | f. Appendix E: Schematic Landscape Diagram (includes hydrozones, plant communities, water use)               | _____ |
| <u>X</u> | g. Appendix F: Site Category Calculations – Measurements (lf, sf), <u>Required</u> plants, shrub substitutes | _____ |
| <u>X</u> | h. Site Categories: Label & dimension site categories, and identify required screening locations             | _____ |
| <u>X</u> | i. Wall locations and heights (screen, community and retaining walls, & general material)                    | _____ |
| <u>X</u> | j. Fence locations and heights (general description, i.e. wrought iron, wood, vinyl, etc.)                   | _____ |
| <u>X</u> | k. Ground Plane Legend: Identify i.e. wood & rock mulch, turf, meet all required % by site category          | _____ |
| <u>X</u> | l. Maintenance Responsibility: District or HOA for landscape, medians, fence, walls                          | _____ |
| _____    | m. Appendix L: Alternative Compliance – Provide format with justification for consideration and file         | _____ |

**2. Soil**

- |          |  |       |
|----------|--|-------|
| <u>X</u> | a. Soil Type(s): Identify types (i.e. MAP 3: General Vegetation & Soil Assoc, or USDA maps)<br>(Soil Analysis is submitted with Final LP with Building Permit) | _____ |
|----------|--|-------|

**3. Grading and Drainage**

- |          |  |       |
|----------|--|-------|
| <u>X</u> | a. Preliminary Landscape Grading Plan (Code 313) (as practical on Preliminary Landscape Plan)                  | _____ |
|          | • Label slopes 6:1 and over, show contours for i.e. berms, swales, drainage ponds, and water quality elements) |       |

**4. Conservation Measures (Includes Codes 315 Soils and Drainage, 316 On-Site Plants)**

- |          |  |       |
|----------|--|-------|
| <u>X</u> | a. Show existing major vegetation to be retained and removed, by size and species, with elevation of retained plants, and protection measures.   | _____ |
| <u>X</u> | b. Identify Natural Features, such as rock outcrops, ponds, lakes and streams  | _____ |
| <u>X</u> | c. Hillside Overlay: Provide all pertinent information on the plan regarding existing vegetation and natural features. A separate plan can be helpful to clearly communicate the required information.   | _____ |
| <u>X</u> | d. Streamside Overlay: Identify, per Streamside Manual, all buffers and flood plain lines required and integrate the proposed landscape with the Streamside natural feature and vegetation. When not in the Streamside delineate the 100 year flood plain on the plan as applicable. | _____ |
| <u>X</u> | e. Incorporate design elements which reduce storm water run off (volume or rate) and/or increases groundwater  | _____ |

re-charge. *Effective Low Impact Development concepts & Civil Engineering coordination are encouraged.*\_\_\_\_\_

**5. Landscape Notes**

- X   a. Soil Preparation includes amendment, tilling, and any necessary de-compaction or excavation \_\_\_\_\_
- X   b. Slope protection, reclamation and erosion control (Code 315) as needed over and above SWMP Permit for re-vegetation and establishment of Native Seed (or comparable) within the landscape process. \_\_\_\_\_
- X   c. Provide this note in bold: (DRE Fee Calculator available on line for this separate submittal) \_\_\_\_\_

**A FINAL LANDSCAPE AND IRRIGATION PLAN SHALL BE SUBMITTED AND REVIEWED CONCURRENT WITH BUILDING PERMIT SUBMITTAL AND APPROVED PRIOR TO ISSUANCE OF A BUILDING PERMIT.**

**6. Site Elements or Amenities to be identified on the plan (and any not mentioned):**

- X   a. Structures; \_\_\_\_\_
- X   b. Park and Open Space areas (pocket park, tract common areas, larger designated parks or OS) \_\_\_\_\_
- X   c. Landscape Lighting (Designate fixture types (bollard/pole/down lights, and rough locations) \_\_\_\_\_
- X   d. Walks, paths and pedestrian-oriented areas (plaza, public art, water features, etc) \_\_\_\_\_  
*Strong streetscape design is encouraged and provides a good alternative compliance option for downtown urban projects in lieu of the landscape Development Standard: Internal site category.*

**7. Irrigation**

- X   a. General Irrigation Note: Identify proposed irrigation system for each landscape treatment \_\_\_\_\_

**NOTE:** **In preparation for the Irrigation Plan,** water conservation tools and techniques are required to achieve comprehensive best water management practices including implementation, establishment and long term maintenance planning. Coordination between the Landscape Architect, Irrigation Designer, installer, and the maintenance company is highly recommended to achieve a strong water management plan.

1) System Design

Components: Sensors, smart controllers, new technology, etc

Schedules: Application rates for turf types (new, established, long range reductions), seasonal adjustments, slopes, sun orientation & micro climates (north vs. south facing), and soil types.

Short Term and Long Term water schedule reductions, annual maintenance such as audits, part replacements, etc

**CERTIFICATION of PROFESSIONAL QUALIFICATIONS**  
(To be submitted in conformance with Policies 312, 313 and 314)

**I hereby certify that I am qualified to prepare the type of plan(s) indicated below. Circle one or more types of plans you are qualified to submit. Complete the necessary information, sign and date.**

PROFESSIONAL QUALIFICATION		TYPE PLAN:		
		Landscape Plan	Landscape Grading Plan	Irrigation Plan
1.	Licensed Landscape Architect	Yes	Yes	Yes
2.	Registered Professional Engineer	No*	Yes	Yes
3.	Licensed Architect	No*	Yes	No
4.	I.A. Certified Irrigation Designer	No	No	Yes
5.	City Recognized Qualified Designer – Landscape	Yes	No	No
6.	City Recognized Qualified Designer – Irrigation	No	No	Yes

**REQUIRED INFORMATION: (Please check one box, and complete all the information)**

- ☒ **Licensed Landscape Architect**
- ☐ **Licensed Architect**
- ☐ **Registered Professional Engineer**

State Colorado License or Registration # 1570

State Agency Phone No. for verification: ( 303 ) 894 - 7800

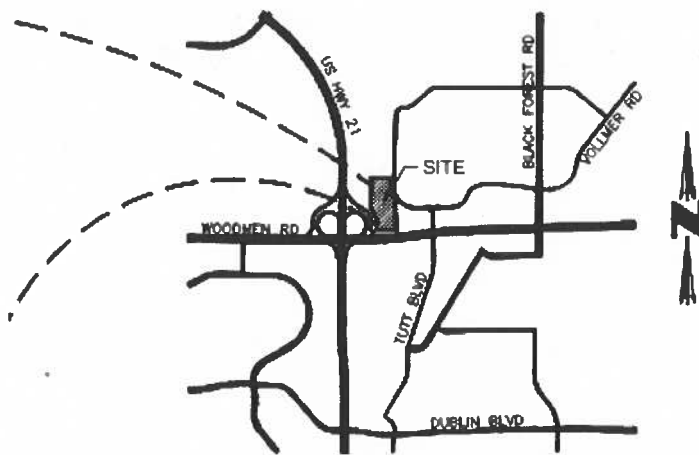
☐ **Certified Irrigation Designer** (by The Irrigation Association) *Certification must be Active.*

Year of Certification: \_\_\_\_\_ Is Certification Active? (Circle one) YES / NO

Timothy Starkey		2.15.22
<b>Name (PRINT)</b>	<b>Signature</b>	<b>Date</b>

**Notes:**

- Qualifications to prepare Plans initially became effective November 1, 1999; and have since been revised to reflect the 2008 Practice Act for Landscape Architecture (CRS 12-45). School Degrees have been removed from the list. All other Professions have not changed.  
\* Incidental work will be considered, for these two professions, for private development. Experience and proficiency may need to be exemplified, on a case by case basis.
- Qualification to prepare Irrigation Plans initially became effective November 1, 2000, and has not changed: RLA, CID, or PE (with the correct discipline, i.e. Hydro or Agricultural Engineering, etc).



VICINITY MAP  
(NOT-TO-SCALE)

### LEGAL DESCRIPTION

TRACTS 8, WESTVIEW ESTATES, EL PASO COUNTY, COLORADO, EXCEPT THOSE PORTIONS TAKEN PURSUANT TO RULE AND ORDER RECORDER JUNE 22, 2000 AT RECEPTION NO. 200072518 AND 200072519 AND EXCEPT THOSE PORTIONS CONVEYED TO DEPARTMENT OF TRANSPORTATION, STATE OF COLORADO IN DEED RECORDER JULY 30, 2004 AT RECEPTION NUMBER 204127857, TOGETHER WITH THAT PORTION OF VACATED COUNTY LAND ADJACENT, AS SET FORTH IN ORDINANCE NO. 11-86, RECORDED JUNE 6, 2012 AT RECEPTION NO. 212064803.

TRACTS 1,2,4 AND 5 IN WESTVIEW ESTATES, EL PASO COUNTY, COLORADO, EXCEPT THOSE PORTIONS TAKEN PURSUANT TO RULE AND ORDER RECORDER JUNE 22, 2000 AT RECEPTION NO. 200072518 AND 200072519 AND EXCEPT THOSE PORTIONS CONVEYED TO DEPARTMENT OF TRANSPORTATION, STATE OF COLORADO IN DEED RECORDED JULY 30, 2004 AT RECEPTION NUMBER 204127857, TOGETHER WITH THAT PORTION OF VACATED COUNTY LAND ADJACENT, AS SET FORTH IN ORDINANCE NO. 11-86, RECORDED JUNE 6, 2012 AT RECEPTION NO. 212064803.

TRACT 7, WESTVIEW ESTATES, TOGETHER WITH THE VACATED EAST HALF OF COUNTRY LANE WESTERLY OF AND ADJACENT TO SAID LOT VACATED BY ORDINANCE NO. 11-36 RECORDED JUNE 6, 2012 UNDER RECEPTION NO. 212046803 AND VACATION PLAT RECORDED JUNE 6, 2012 UNDER RECEPTION NO. 212713227, EXCEPT THAT PART PLATTED AS TUTT BOULEVARD FILING NO. 4 RECORDED MARCH 23, 2006 UNDER RECEPTION NO. 206712270, IN THE CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO.

CONTAINING 4.429 ACRES, MORE OR LESS



# PRE-APPLICATION MEETING SUMMARY

Area: North Date: 4/20/2021

Pre-Application No.: N21-079

Applicant(s) Present: Cory Rutz and others

Lot Size: estimated 19.9 acers

Site Location: 7629 Country Lane

TSN: various (see below)

Project Description: 260 residential units on one lot

Zone: C6 AO

**APPLICATION(S) REQUIRED:** ☐ No application to the Planning Department required

- |  |   |   |
|--|---|---|
| <input type="checkbox"/> 2020 Land Use Map Amendment   | <input type="checkbox"/> Development Agreement (PUD Zone)   | <input type="checkbox"/> Street Name Change   |
| <input type="checkbox"/> Administrative Relief   | <input checked="" type="checkbox"/> Development Plan <input type="radio"/> MJ <input type="radio"/> MN <input type="radio"/> MM       | <input checked="" type="checkbox"/> Subdivision Plat <input type="radio"/> PP <input checked="" type="radio"/> FP <input type="radio"/> PFP |
| <input type="checkbox"/> Amendment to Plat Restriction   | <input type="checkbox"/> Historic Preservation Board  | <input type="checkbox"/> Subdivision Waiver <input type="radio"/> Design <input type="radio"/> Process                                      |
| <input type="checkbox"/> Annexation  | <input checked="" type="checkbox"/> Master Plan <input checked="" type="radio"/> MJ <input type="radio"/> MN <input type="radio"/> MM | <input type="checkbox"/> Use Variance <input type="radio"/> MJ <input type="radio"/> MN <input type="radio"/> MM                            |
| <input type="checkbox"/> Building Permit to Unplatted Land   | <input type="checkbox"/> Minor Improvement Plan   | <input checked="" type="checkbox"/> Vacation of Plat  |
| <input type="checkbox"/> CMRS No. <input type="checkbox"/>   | <input type="checkbox"/> Nonuse Variance / Warrant  | <input checked="" type="checkbox"/> Vacation of Public Right-of-Way   |
| <input checked="" type="checkbox"/> Concept Plan <input checked="" type="radio"/> MJ <input type="radio"/> MN <input type="radio"/> MM | <input type="checkbox"/> Preservation Easement Adjustment   | <input type="checkbox"/> Waiver of Replat   |
| <input type="checkbox"/> Conditional Use <input type="radio"/> MJ <input type="radio"/> MN <input type="radio"/> MM                    | <input type="checkbox"/> Property Boundary Adjustment   | <input checked="" type="checkbox"/> Zone Change   |

Visit the Land Use Review Division website at [www.coloradosprings.gov/planninginfo](http://www.coloradosprings.gov/planninginfo) for application forms and checklists

MJ = Major Amendment, MN = Minor Amendment, and MM = Minor Modification

## NEIGHBORHOOD ORGANIZATION:

Neighborhood Association/Contact: Goetsch Peacock LLC "The Peacock Ranch" ☐ Neighborhood Meeting

**PUBLIC NOTIFICATION REQUIREMENTS:** ☐ Pre-Application Stage ☒ Internal Review Stage ☒ Public Hearing Stage  
Note: Applicant will be required to pay for postage at time of poster pick-up. ☒ Postcard ☒ Poster ☐ No Public Notice Required  
Buffer Distance: ☐ 150 ft. ☐ 500 ft. ☒ 1,000 ft. ☐ Custom distance: \_\_\_\_\_

## ADDITIONAL STUDIES/MATERIALS TO BE SUBMITTED WITH APPLICATION:

<input type="checkbox"/> Geo-Hazard Report	<input type="checkbox"/> Traffic Impact Analysis	<input checked="" type="checkbox"/> Drainage Report
Contact: <u>Patrick Morris, 719-385-5075</u>	Contact: <u>Zaker Alazze, 719-385-5468</u>	Contact: <u>Anna Bergmark, 719-385-5613</u>
<input checked="" type="checkbox"/> Hydraulic Grade Line	<input checked="" type="checkbox"/> Wastewater Master Facility Report	<input type="checkbox"/> Land Suitability Analysis
<input checked="" type="checkbox"/> Elevation Drawings	<input checked="" type="checkbox"/> Mineral Estate Owner Notification	<input type="checkbox"/> Other: _____

**LDTT MEETING:** ☒ Yes ☐ No **Date:** TBD **Time:** \_\_\_\_\_

**COMMENTS:** (This is a preliminary listing of issues and attention items; additional issues will likely surface as the application proceeds through the review process):

TSN: 5306306006, 5306306007, 5306306008, 5306309001

The applicant is proposing multi-family residential development on approx 19.9 acres consisting of an estimate 260 residential units. The applicant describes the proposed development as "horizontal apartments" where the project site will be replatted consisting of lots all under common ownership and residential development as a mix of detached units and duplex units on one common lot. Per City Code, staff defines the proposed use and development type as "multi-family" development. Multi-family development is conditionally permitted in the existing zone district. There is an existing operative master plan for the associated property which shows the property as commercial land uses (CPC MP 02-00254), and a concept plan (CPC CP 09-00012) showing a mix of commercial development. Major amendments to the plans are required to reflect the proposed new residential development. The Master plan amendment should include acknowledgement of the anticipated density range for final development. Staff also suggests the applicant strongly consider a zone change request from C6 (where multi-family residential is conditionally permitted) to a zone district where multi-family is a permitted use by right. Based on the proposed site design, the applicant should consider the PUD zone district where the applicant can stipulate the dimensional controls and density ranges. Rustic Lane appears to be an unimproved roadway, the applicant should work closely with traffic engineering to determine an acceptable site access location and make a decision on if Rustic Lane should be vacated. It appears that Rustic Lane may be vacated by plat or may require vacation by deed. Additional information will be required for staff to make an accurate determination based on the applicants desire to vacate and the extent of the proposed vacation. A development plan and final plat application are also required. Staff suggests a follow up pre application meeting when additional details with estimated site designs are available. Staff strongly encourages the applicant schedule an LDTT meeting

NOTE: The above information is intended to assist in the preparation of an application. This sheet is not a complete list of submittal requirements. Refer to the Zoning and Subdivision Ordinances and the appropriate application checklists for further information and details.

This form and the information contained herein is valid for 6 months.

Fee Estimate: TBD

Number of Plans: 1 hard copy & digital submission of all materials

## Katelynn Wintz, AICP

Senior Planner  
Land Use Review  
Planning & Community Development

30 S. Nevada Avenue, Suite 105 Phone: (719) 385-5192  
P.O. Box 1575, MC 155 Fax: (719) 385-5167  
Colorado Springs, CO 80901-1575 [katelynn.wintz@coloradosprings.com](mailto:katelynn.wintz@coloradosprings.com)

**PLANNING & DEVELOPMENT DEPARTMENT**  
**Project Notification Information**

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Date: March 22, 2022

Planner: Chelsea Stromberg

Planner email: [Chelsea.Stromberg@coloradosprings.gov](mailto:Chelsea.Stromberg@coloradosprings.gov)

Planner phone number: (719) 385-2227

Applicant Email: [crutz@ottenjohnson.com](mailto:crutz@ottenjohnson.com)

Applicant Name: Cory Rutz

TSN: 5306309001, 5306306005, 5306306006, 5306306007, 5306306008

Site Address (to be used on postcard): 7629 Country Lane

**PROJECT: Village at Cottonwood Creek**

<input type="checkbox"/>	Pre-application Notice	<input checked="" type="checkbox"/>	Standard Notification
<input type="checkbox"/>	Pre-application Neighborhood Meeting Notice	<input type="checkbox"/>	Standard with Neighborhood Meeting Notice
<input type="checkbox"/>	No notice	<input type="checkbox"/>	Poster only

**PUBLIC NOTICE: Postcard & Poster**

☐ 150 feet   ☐ 500 feet   ☒ 1,000 feet   ☐ Modified (attach modified buffer)   ☐ No public notice

**PROJECT BLURB**

*Provide a project blurb for each application type, adjust language as needed. Note code sections where applicable for variances.*

**Master Plan Major Amendment**

Request by ENFR Management, LLC. with representation by Cory Rutz, Otten Johnson for approval of a Major Amendment to the Powerwood 2 Master Plan for the Village at Cottonwood Creek project. If approved the proposed application would allow the use to be designated as residential for the development of approximately 228 for-lease single-family residential units. The site is currently zoned C6/AO (General Business with Airport Overlay) is 19.9 acres in size, and located northeast of the Powers Blvd. and Woodmen Rd. interchange.

**PUD Zone Change**

Request by ENFR Management, LLC. with representation by Cory Rutz, Otten Johnson for approval of a zone change from C6/AO (General Business with Airport Overlay) to PUD/AO (Planned Unit Development with Airport Overlay). If approved the application would allow for the development of approximately 228 for-lease single family residential units. The site currently zoned C6/AO (General Business with Airport Overlay) is 19.9 acres in size and located northeast of the Powers Blvd. and Woodmen Rd. interchange.

**PUD Concept Plan**

Request by ENFR Management, LLC. with representation by Cory Rutz, Otten Johnson for approval of a concept plan for the Village at Cottonwood Creek. If approved the proposed application would allow approximately 228 for-lease single family residential units comprised of one, two and three-bedrooms units with a single-story design within a gated community. The site is zoned C6/AO (General Business with Airport Overlay) with a concurrent zone change of PUD (Planned Unit Development) is 19.9 acres in size, and located northeast of the Powers Blvd. and Woodmen Rd. interchange.



[Type text]

## **PUD Development Plan**

Request by ENFR Management, LLC. with representation by Cory Rutz, Otten Johnson for approval of a development plan for the Village at Cottonwood Creek. If approved the proposed application would allow for the development of approximately 228 for-lease single family residential units comprised of one, two and three-bedrooms units with a single-story design within a gated community. The site is zoned C6/AO (General Business with Airport Overlay) with a concurrent zone change of PUD (Planned Unit Development) is 19.9 acres in size, and is located northeast of the Powers Blvd and Woodmen Rd. interchange.

## **POSTCARD**

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*Include 3-5 highlighted points to best describe the project.*

- This project proposes Major Master Plan Amendment, PUD Zone Change, Concept Plan, and Development Plan for Village at Cottonwood Creek.
- The development plan proposes 228 for-lease single family residential units with a mix of one, two and three bedroom units with a single-story design along with parking, landscaping, community amenities and ancillary site improvements.

## **POSTER**

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*Fill out applicable information below.*

**What type of project is proposed? (large bold letters on poster, approx. 35 characters):**

Single-Family residential development

**Subtext (below bold letters, file number or additional information approx. 55 characters):**

228 for-lease units with community amenities and ancillary site improvements.

## Planning and Development Distribution Form

### PUD Development Plan

**Directions:** Planners select at least one check box under each section to determine the application distribution.

Planner Intake Date: 3/22/22

Admin Receive Date: [ 3/22/22 ]

Project Name: Village at Cottonwood Creek PUD Development Plan

**1. PUBLIC NOTICE:** (see Project Blurb to establish noticing parameters)

**2. Date buckslip comments are due** (21 calendar days after submittal): 4/12/22

**3. HOA:** #148 Goetsch Peacock "The Peacock Ranch"

#### **4. STANDARD DISTRIBUTION:**

☒ Include all standard distribution recipients shown below (either check here or individually check boxes below)

ID#	Division Name	Email/Distribution Notes
	<input type="checkbox"/> None	
3	<input type="checkbox"/> CONO	<a href="mailto:landusenotice@cscono.org">landusenotice@cscono.org</a>
85	<input type="checkbox"/> Utilities Development Services	<a href="mailto:Buckslips@csu.org">Buckslips@csu.org</a>
9	<input type="checkbox"/> Fire Department	<a href="mailto:CSFDDevelopmentSMB@coloradosprings.gov">CSFDDevelopmentSMB@coloradosprings.gov</a>
24	<input type="checkbox"/> SWENT / EDRD	<a href="mailto:development.review@coloradosprings.gov">development.review@coloradosprings.gov</a>
21	<input type="checkbox"/> Michelle Ontiveros, CSPD	<a href="mailto:Michelle.Ontiveros@coloradosprings.gov">Michelle.Ontiveros@coloradosprings.gov</a>
17	<input type="checkbox"/> Cory Sharp, Land Surveyor	<a href="mailto:Cory.Sharp@coloradosprings.gov">Cory.Sharp@coloradosprings.gov</a>
19	<input type="checkbox"/> Century Link	<a href="mailto:Patti.Moore@CenturyLink.com">Patti.Moore@CenturyLink.com</a> <a href="mailto:Bea.Romero@centurylink.com">Bea.Romero@centurylink.com</a> <a href="mailto:Melissa.Spencer@CenturyLink.com">Melissa.Spencer@CenturyLink.com</a>
77	<input type="checkbox"/> CSU Customer Contract Administration	<a href="mailto:Buckslips@csu.org">Buckslips@csu.org</a>
11	<input type="checkbox"/> IT GIS	<a href="mailto:Bootsy.Jones@coloradosprings.gov">Bootsy.Jones@coloradosprings.gov</a>
13	<input type="checkbox"/> Parks & Recreation	<a href="mailto:Britt.Haley@coloradosprings.gov">Britt.Haley@coloradosprings.gov</a> <a href="mailto:Constance.Schmeisser@coloradosprings.gov">Constance.Schmeisser@coloradosprings.gov</a> <a href="mailto:Emily.Duncan@coloradosprings.gov">Emily.Duncan@coloradosprings.gov</a>
23	<input type="checkbox"/> Enumerations	<a href="mailto:addressing@pprbd.org">addressing@pprbd.org</a>
29	<input type="checkbox"/> Flood Plain	<a href="mailto:Keith@pprbd.org">Keith@pprbd.org</a>

98	<input type="checkbox"/> USPS	<a href="mailto:Elaine.f.kelly@usps.gov">Elaine.f.kelly@usps.gov</a> <a href="mailto:Oreta.j.minnard@usps.gov">Oreta.j.minnard@usps.gov</a>
45	<input type="checkbox"/> Zaker Alazzeah, Traffic – School Safety	<a href="mailto:development.review@coloradosprings.gov">development.review@coloradosprings.gov</a>
65	<input type="checkbox"/> Zaker Alazzeah, Traffic Eng (MC 460)	<a href="mailto:development.review@coloradosprings.gov">development.review@coloradosprings.gov</a>
48	<input type="checkbox"/> Street Division	<a href="mailto:Corey.Rivera@coloradosprings.gov">Corey.Rivera@coloradosprings.gov</a> <a href="mailto:Cole.Platt@coloradosprings.gov">Cole.Platt@coloradosprings.gov</a> <a href="mailto:Micheal.Hensley@coloradosprings.gov">Micheal.Hensley@coloradosprings.gov</a>
60	<input type="checkbox"/> Transit	<a href="mailto:Roger.Austin@coloradosprings.gov">Roger.Austin@coloradosprings.gov</a>
25	<input type="checkbox"/> County Health Department	<a href="mailto:catherinemcgarvy@elpasoco.com">catherinemcgarvy@elpasoco.com</a>
88	<input type="checkbox"/> Parking Enterprise	<a href="mailto:Scott.Lee@coloradosprings.gov">Scott.Lee@coloradosprings.gov</a>
92	<input type="checkbox"/> Forestry	<a href="mailto:Jeff.Cooper@coloradosprings.gov">Jeff.Cooper@coloradosprings.gov</a> <a href="mailto:Alison.Munroe@coloradosprings.gov">Alison.Munroe@coloradosprings.gov</a>
30	<input type="checkbox"/> Comcast	<a href="mailto:Jason.Jacobsen@comcast.com">Jason.Jacobsen@comcast.com</a> <a href="mailto:Justins.Fejeran@comcast.com">Justins.Fejeran@comcast.com</a> <a href="mailto:WSTMWR.MDSubmissions@comcast.com">WSTMWR.MDSubmissions@comcast.com</a>
65	<input type="checkbox"/> Kate Brady, Bike Planning, Traffic Engineering	<a href="mailto:Kate.Brady@coloradosprings.gov">Kate.Brady@coloradosprings.gov</a> <b>This is for CP / DP/ CU</b>
56	<input type="checkbox"/> PlanCOS	<a href="mailto:PlanCOS@coloradosprings.gov">PlanCOS@coloradosprings.gov</a>

### 5. LANDSCAPE PLAN:

ID#	Division Name	Email/Distribution Notes
	<input type="checkbox"/> None	
35	<input type="checkbox"/> Preliminary LS	<a href="mailto:Daniel.Gould@coloradosprings.gov">Daniel.Gould@coloradosprings.gov</a> Checklist, professional qualifications, alternative compliance request
82	<input checked="" type="checkbox"/> Final LS	<a href="mailto:Daniel.Gould@coloradosprings.gov">Daniel.Gould@coloradosprings.gov</a> Checklist, professional qualifications, alternative compliance request

### 6. SCHOOL DISTRICT:

ID#	Division Name	Email/Distribution Notes
	<input type="checkbox"/> None	
36	<input type="checkbox"/> School District # 2	<a href="mailto:Ischroder@hsd2.org">Ischroder@hsd2.org</a> <a href="mailto:sbecker@hsd2.org">sbecker@hsd2.org</a>
68	<input type="checkbox"/> School District # 3	<a href="mailto:gishd@wsd3.org">gishd@wsd3.org</a>

37	<input type="checkbox"/> School District # 11	<a href="mailto:TERRY.SEAMAN@d11.org">TERRY.SEAMAN@d11.org</a>
38	<input type="checkbox"/> School District # 12	<a href="mailto:dpeak@cmsd12.org">dpeak@cmsd12.org</a>
39	<input checked="" type="checkbox"/> School District # 20	<a href="mailto:tom.gregory@asd20.org">tom.gregory@asd20.org</a>
69	<input type="checkbox"/> School District # 22	<a href="mailto:chrismith@esd22.org">chrismith@esd22.org</a>
41	<input type="checkbox"/> School District # 49	<a href="mailto:mandrews@d49.org">mandrews@d49.org</a>

## 7. MILITARY INSTALLATION (if within a 2 mile buffer):

ID#	Division Name	Email/Distribution Notes
	<input checked="" type="checkbox"/> None	
84	<input type="checkbox"/> Fort Carson	<a href="mailto:john.j.sanders71.civ@mail.mil">john.j.sanders71.civ@mail.mil</a> <a href="mailto:Thomas.j.wiersma.civ@mail.mil">Thomas.j.wiersma.civ@mail.mil</a>
46	<input type="checkbox"/> NORAD	<a href="mailto:Michael.kozak.2@us.af.mil">Michael.kozak.2@us.af.mil</a> <a href="mailto:21CES.CENB.BaseDevelopment@us.af.mil">21CES.CENB.BaseDevelopment@us.af.mil</a> <a href="mailto:kim.van_treadway@us.af.mil">kim.van_treadway@us.af.mil</a>
26	<input type="checkbox"/> USAFA	<a href="mailto:corine.weiss@us.af.mil">corine.weiss@us.af.mil</a> <a href="mailto:craig.johnson.35.ctr@us.af.mil">craig.johnson.35.ctr@us.af.mil</a> <a href="mailto:steven.westbay.ctr@us.af.mil">steven.westbay.ctr@us.af.mil</a> <a href="mailto:elizabeth.dukes.3.ctr@us.af.mil">elizabeth.dukes.3.ctr@us.af.mil</a> <a href="mailto:10CES.CENP.USAFDEVREVIEWGRP@us.af.mil">10CES.CENP.USAFDEVREVIEWGRP@us.af.mil</a>
75	<input type="checkbox"/> Peterson	<a href="mailto:PAEK, AYOKA B GS-12 USSF AFSPC 21 CES/CENB &lt;ayoka.paek@spaceforce.mil&gt;">PAEK, AYOKA B GS-12 USSF AFSPC 21 CES/CENB &lt;ayoka.paek@spaceforce.mil&gt;</a> <a href="mailto:POPPERT, PAUL E GS-11 USSF SPOC 21 CES/CENB &lt;paul.poppert@spaceforce.mil&gt;">POPPERT, PAUL E GS-11 USSF SPOC 21 CES/CENB &lt;paul.poppert@spaceforce.mil&gt;</a> <a href="mailto:21CES.CENB.BaseDevelopment@us.af.mil">21CES.CENB.BaseDevelopment@us.af.mil</a>

## 8. OPTIONAL DISTRIBUTION (Depending on Location of Site):

ID#	Division Name	Email/Distribution Notes
	<input type="checkbox"/> None	
59	<input type="checkbox"/> StratusIQ – AKA Falcon Broadband	<a href="mailto:jlandis@stratusiq.com">jlandis@stratusiq.com</a> <a href="mailto:tking@stratusiq.com">tking@stratusiq.com</a> <a href="mailto:cotrin@stratusiq.com">cotrin@stratusiq.com</a> <b><u>BLR &amp; Flying Horse (ONLY)</u></b>
54	<input type="checkbox"/> Budget/Finance – Fiscal Impact Analysis	<a href="mailto:budget@coloradosprings.gov">budget@coloradosprings.gov</a> <b>For Major MP Amendments</b>

27	<input type="checkbox"/> CDOT (adjacent to CDOT ROW)	<a href="mailto:valerie.vigil@state.co.us">valerie.vigil@state.co.us</a>
34	<input type="checkbox"/> Colorado Geological Survey	<a href="mailto:cgs_lur@mines.edu">cgs_lur@mines.edu</a>
33	<input type="checkbox"/> SECWCD, Garrett Markus	<a href="mailto:garrett@secwcd.com">garrett@secwcd.com</a>
18	<input type="checkbox"/> Streamside Area Overlay	<a href="mailto:Tasha.Brackin@coloradosprings.gov">Tasha.Brackin@coloradosprings.gov</a>
15	<input type="checkbox"/> Hillside Overlay	<a href="mailto:Kerri.Schott@coloradosprings.gov">Kerri.Schott@coloradosprings.gov</a>
42	<input type="checkbox"/> Historic Preservation Area Overlay	<a href="mailto:Daniel.Sexton@coloradosprings.gov">Daniel.Sexton@coloradosprings.gov</a>
44	<input type="checkbox"/> Development Review Enterprise	<a href="mailto:Kurt.Schmitt@coloradosprings.gov">Kurt.Schmitt@coloradosprings.gov</a> Coordinated Sign Plans to Kurt if Submitted
20	<input checked="" type="checkbox"/> Airport	<a href="mailto:Kandrews@coloradosprings.gov">Kandrews@coloradosprings.gov</a> <a href="mailto:Patrick.Bowman@coloradosprings.gov">Patrick.Bowman@coloradosprings.gov</a> <a href="mailto:Tyler.Handman@coloradosprings.gov">Tyler.Handman@coloradosprings.gov</a>
63	<input type="checkbox"/> El Paso County Dev. Services Division	<a href="mailto:NinaRuiz@elpasoco.com">NinaRuiz@elpasoco.com</a> Review of Plans within ½ mile of a County/City Border
43	<input type="checkbox"/> Wescott Fire District (adjacent only)	<a href="mailto:admin@wescottfire.org">admin@wescottfire.org</a>
5	<input type="checkbox"/> Metro District	Metro District Email
71	<input type="checkbox"/> Falcon Fire Protection District	<a href="mailto:tharwig@falconfirepd.org">tharwig@falconfirepd.org</a>
72	<input checked="" type="checkbox"/> Black Forest Fire Protection District	<a href="http://bffire.org">bffire.org</a>
81	<input type="checkbox"/> Broadmoor Fire Protection District	<a href="mailto:chief@broadmoorfire.com">chief@broadmoorfire.com</a> <a href="mailto:noalsperran@gmail.com">noalsperran@gmail.com</a>
80	<input type="checkbox"/> CSURA – Urban Renewal	<a href="mailto:Jariah.Walker@coloradosprings.gov">Jariah.Walker@coloradosprings.gov</a>
9	<input type="checkbox"/> Fire Prevention, Jessica Mitchell	<a href="mailto:Jessica.Mitchell@coloradosprings.gov">Jessica.Mitchell@coloradosprings.gov</a> If DP, CP is accompanying an Annexation
31	<input type="checkbox"/> Housing and Community Development, Steve Posey	<a href="mailto:Steve.Posey@coloradosprings.gov">Steve.Posey@coloradosprings.gov</a> Review of plans for all affordable housing proposals AND new proposals that would displace existing low income residents.
53	<input type="checkbox"/> UCCS Review – North Nevada Overlay zone	<a href="mailto:mwood@uccs.edu">mwood@uccs.edu</a>
49	<input type="checkbox"/> Bob Cope & Sherry Hoffman, Shawna Lippert – Economic Development	<a href="mailto:Bob.Cope@coloradosprings.gov">Bob.Cope@coloradosprings.gov</a> <a href="mailto:Sherry.Hoffman@coloradosprings.gov">Sherry.Hoffman@coloradosprings.gov</a> <a href="mailto:Shawana.Lippert@coloradosprings.gov">Shawana.Lippert@coloradosprings.gov</a>
	<input type="checkbox"/> Mike Killebrew – ADA – Downtown Area	<a href="mailto:Michael.Killebrew@coloradosprings.gov">Michael.Killebrew@coloradosprings.gov</a>

**9. LAND USE REVIEW:**

***Hard Copy Full sized plans***

<input type="checkbox"/>	<input checked="" type="checkbox"/> Planner	Traffic Report, Drainage Report, Geo-Hazard Report
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**Special notes or instructions:**